

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 3583225



Your Bridge to a Better Community

BLDG ADDRESS 498 Escondido Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 3704

TAX SCHEDULE NO. 2947-233-26-007 SQ. FT. OF EXISTING BLDGS ---

SUBDIVISION Desert Hills Estates TOTAL SQ. FT. OF EXISTING & PROPOSED --- 3704

FILING 1 BLK # LOT # NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Infinity Builders NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 2 this Construction

(1) ADDRESS 202 North Ave #164 USE OF EXISTING BUILDINGS ~~SPR~~ NA

(1) TELEPHONE 248-9708 DESCRIPTION OF WORK & INTENDED USE SPR

(2) APPLICANT Infinity Builders TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____
 (2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PD Maximum coverage of lot by structures 25%

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 30' from PL, Rear 30' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions Engineered Foundations

No kitchen allowed in the Casita. CENSUS 1402 TRAFFIC 05 ANNX# 14608

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Melanie Hoch Date 2-13-02

Department Approval Alisa Chagon Date 2/20/02

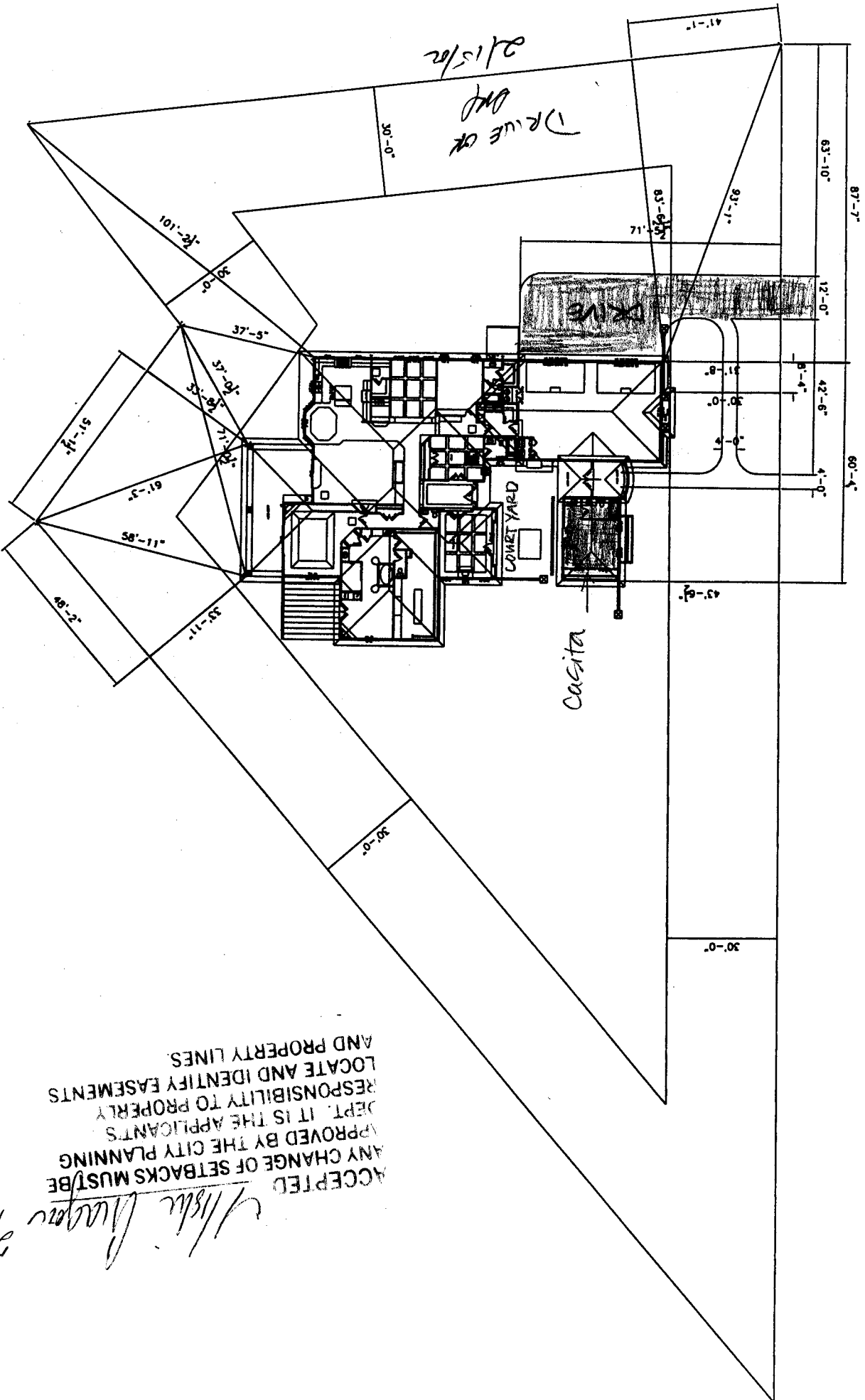
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14608</u>
Utility Accounting <u>f. Beasley</u>	Date <u>2/20/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DESERT HILLS
LOT 7

ESCONDIDO CIRCLE



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Michelle Wagner
2/20/12



I N F I N I T Y
B U I L D E R S

970.248.9708 • fax: 970.248.9707 • e-mail: wfitzge33@aol.com • 202 North Avenue, PMB 164 • Grand Junction, CO 81501

February 13, 2002

City Planning &
Development

Re: 498 Escondido Circle

To whom it may concern:

The casita in the front of this home is to be used as a flex space for a mother-in-law quarters, office or home theater. It is not to be used as a separate residence or apartment for rent. Please call me if you have any questions at 234-2455.

Thank you,

William J. Fitzgerald
Infinity Builders/ Castle Homes