

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 491 Escondito Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 2604  
 TAX SCHEDULE NO. 2947 233 25 007 SQ. FT. OF EXISTING BLDGS NA  
 SUBDIVISION Desert Hills TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 1 BLK 7 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER ANDY VIKSNE NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 491 Escondito Circle USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE New Residence  
 (2) APPLICANT ~~XXXXXXXXXXXXXXXXXXXX~~ KIVA DEVELOPMENT, LLC TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 261-9050 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 32' Special Conditions Engineered foundation required  
 CENSUS A TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 G. Kohls Date \_\_\_\_\_  
 Department Approval NA C. J. Huel Date 11/26/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>116773</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/26/03</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)

City of GS

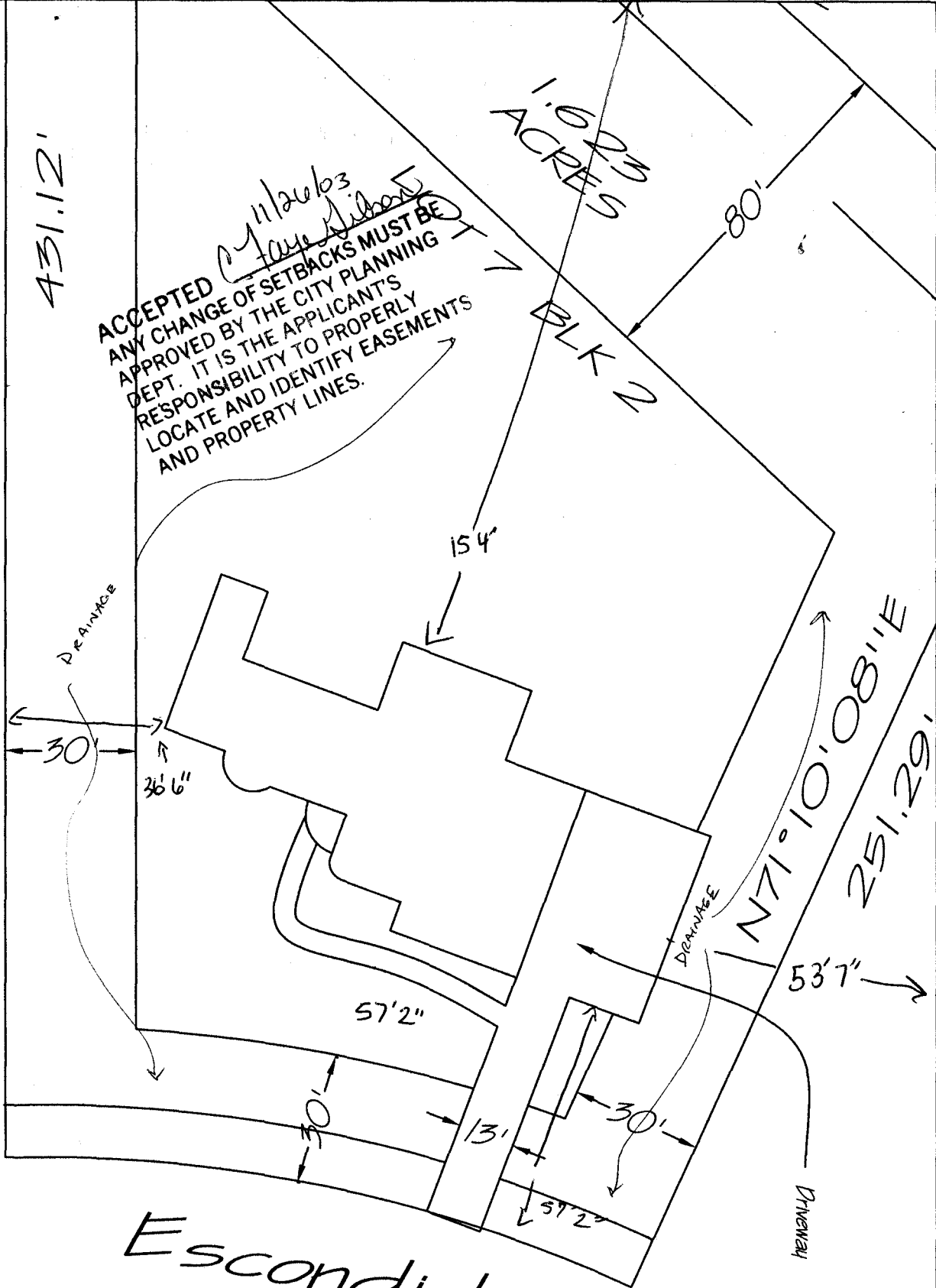
546°28'02"W

431.12'

ACCEPTED 11/26/03  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1.6 ACRES

BLK N



Escondido

DRIVE OK  
EH 11/25/03

Lot 7 Blk 2  
491 Escondido Cir

Desert Hills Subdivision  
Andy and Carol Viksne

KIVA HOMES  
Where Art and Construction Meet