

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 893712



Your Bridge to a Better Community

BLDG ADDRESS 639 Pineneedle Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2240

TAX SCHEDULE NO. 2945-023-25-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION The Four Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 2240

FILING \_\_\_\_\_ BLK 1 LOT 5

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) OWNER Brian C. Kilgore

(1) ADDRESS 2667 Cambridge Rd.

(1) TELEPHONE 256-1025

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Same

DESCRIPTION OF WORK & INTENDED USE Primary Residence

(2) ADDRESS \_\_\_\_\_

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(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 RSF-2

Maximum coverage of lot by structures 30%

SETBACKS: Front 20/25 from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 15/3 from PL, Rear 30/5 from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 20 ANN# \_\_\_\_\_

B

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 Brian C. Kilgore

Date 5/6/03

Department Approval Gayleen Henderson

Date 5-8-03 6/26/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>16253</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/26/03</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)

ITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
OR TO CONSTRUCTION.

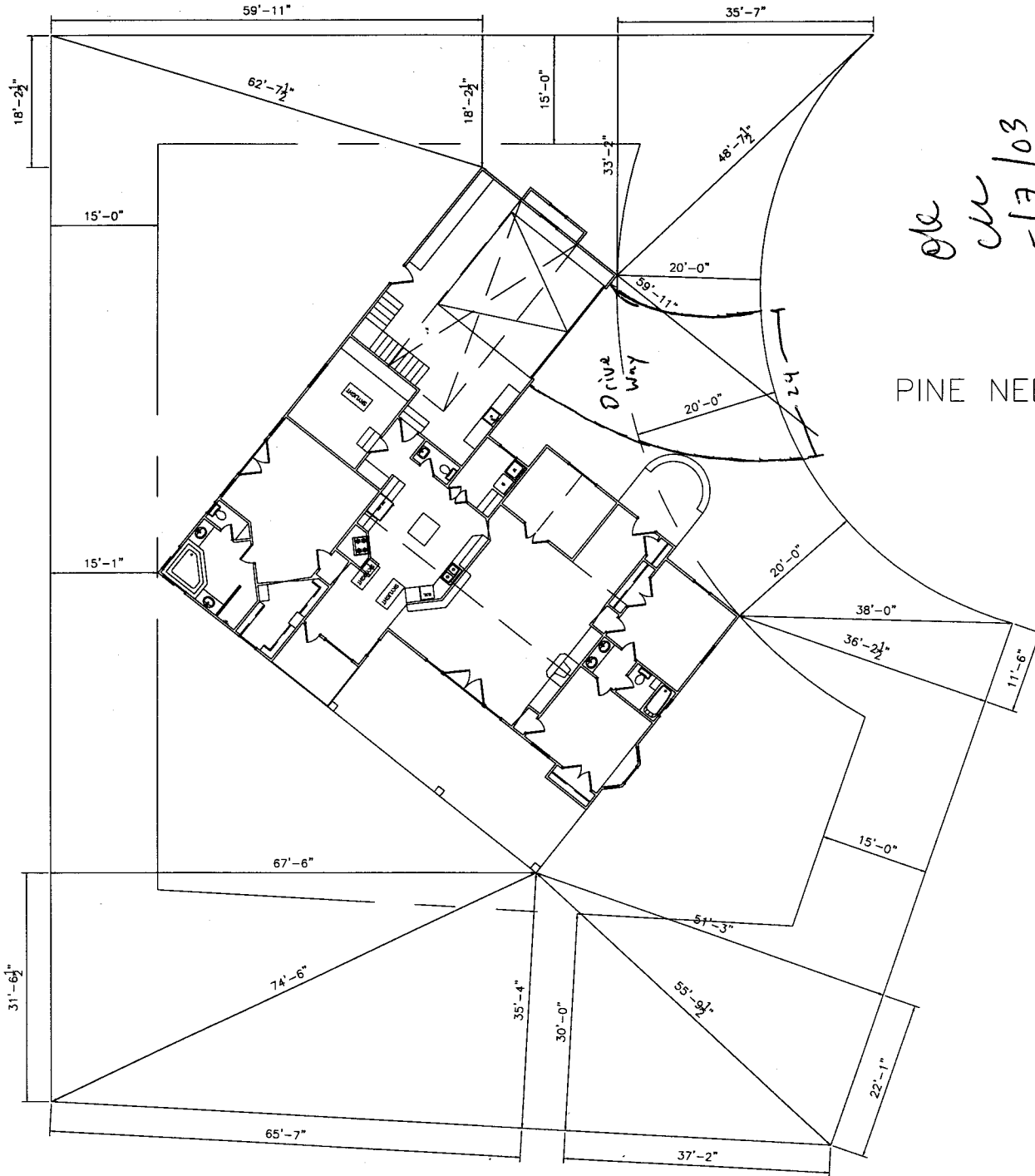
# FOUR PINES SUBDIVISION

LOT 5  
17019 SQ. FT. ±

*OK  
CW  
5/7/03*

NOTE:  
BUILDER TO VERIFY  
ALL SETBACK AND EASEMENT  
ENCROACHMENTS PRIOR  
TO CONSTRUCTION

PINE NEEDLE COURT



*6/26/03  
SFB*

*Gayle Henderson*

**ACCEPTED**  
**ANY CHANGE OF SETBACKS MUST BE**  
**APPROVED BY THE CITY PLANNING**  
**DEPARTMENT. IT IS THE APPLICANT'S**  
**RESPONSIBILITY TO PROPERLY**  
**LOCATE AND IDENTIFY EASEMENTS**  
**AND PROPERTY LINES.**