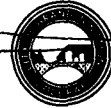


FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 88139



Your Bridge to a Better Community

BLDG ADDRESS 648 Pineneedle Court SQ. FT. OF PROPOSED BLDGS/ADDITION 2851sf.

TAX SCHEDULE NO. 2945-023-25-001 SQ. FT. OF EXISTING BLDGS n/a

SUBDIVISION Four Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 2851sf.

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

(1) OWNER Trinity Development

(1) ADDRESS 2336 K 3/4 Rd, GJ 81505

(1) TELEPHONE 970-263-7421 / 255-9488

(2) APPLICANT Susan Powell

(2) ADDRESS 2336 K 3/4 Rd, GJ 81505

(2) TELEPHONE 970-263-7421

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

USE OF EXISTING BUILDINGS Residence

DESCRIPTION OF WORK & INTENDED USE New Home Construction

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ 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 RSF-2

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

Side 15' from PL, Rear 30' from PL

Maximum Height 35'

Maximum coverage of lot by structures 30%

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

Parking Req'mt 2

Special Conditions Fire Dept. must review const. plans.

CENSUS \_\_\_\_\_ 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 Susan Powell

Date 1/13/03

Department Approval Gayleen Henderson

Date 1-22-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>5649</u>
Utility Accounting	<u>Call Code</u>	Date	<u>1/23/03</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)

F1/2 RD.

E.O.A.

E.O.A.

400' SIGHT LINE

LANDSCAPE EASEMENT  
(LANDSCAPE EASEMENT RESTRICTED FOR  
INTERSECTION SIGHT LINE AND DISTANCE)

30'

159.41'

AREA TO BE DEDICATED TO THE CITY  
OF GRAND JUNCTION  
FOR ROAD PURPOSES  
772.7 +/- 50. FT.

14" IRRIGATION/MULTIPURPOSE  
EASEMENT

30'

114.53'

116.75'

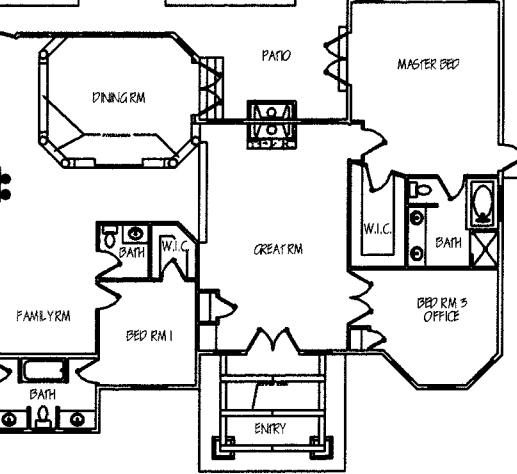
S 76°00'21" E, 140.39'

*ole*  
*W*  
*1/14/03*

CENTER LINE  
ROAD WAY

C18

3 CAR GARAGE



BUILDING SETBACKS  
FRONT YARD - 20 FEET FROM PROPERTY LINE  
REAR YARD - 50 FEET FROM PROPERTY LINE  
SIDE YARD - 15 FEET FROM PROPERTY LINE

LOT 1  
22492 +/- 50. FT.

S 89°59'59" W 129.79'

5' LANDSCAPE EASEMENT

FLOW LINE

L2

L3

S 00°02'33" E 164.50'

N 00°02'33" W 184.22'

134.07'

PINENEEDLE COURT

1-22-03  
ACCEPTED  
BY *Hayden Henderson*  
FOR THE CITY PLANNING  
DEPARTMENT  
APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES