

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

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

BLDG PERMIT NO. 91431



Building Address 649 Pine needle Ct No. of Existing Bldgs 0 Proposed 1  
 Parcel No. 2945-023-25-009 Sq. Ft. of Existing Bldgs 0 Proposed 2057  
 Subdivision Four Pines Sq. Ft. of Lot / Parcel 17237  
 Filing 1 Block 1 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2717 *CAPAGE included*

**OWNER INFORMATION:**

Name Miguel A + Olivia Reyes  
 Address 2977 C 3/4 Rd.  
 City / State / Zip GRAND JUNCTION 81504

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Miguel A + Olivia Reyes  
 Address 2977 C 3/4 Rd.  
 City / State / Zip GRAND JUNCTION. 81504  
 Telephone (970) 201 2005 or 254-8698.

**\*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 Maximum coverage of lot by structures 30%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 15' from PL Rear 30' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions Fire Dept. must review construction plans before a permit is issued.  
 Voting District B Driveway Location Approval W (Engineer's Initials)

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).

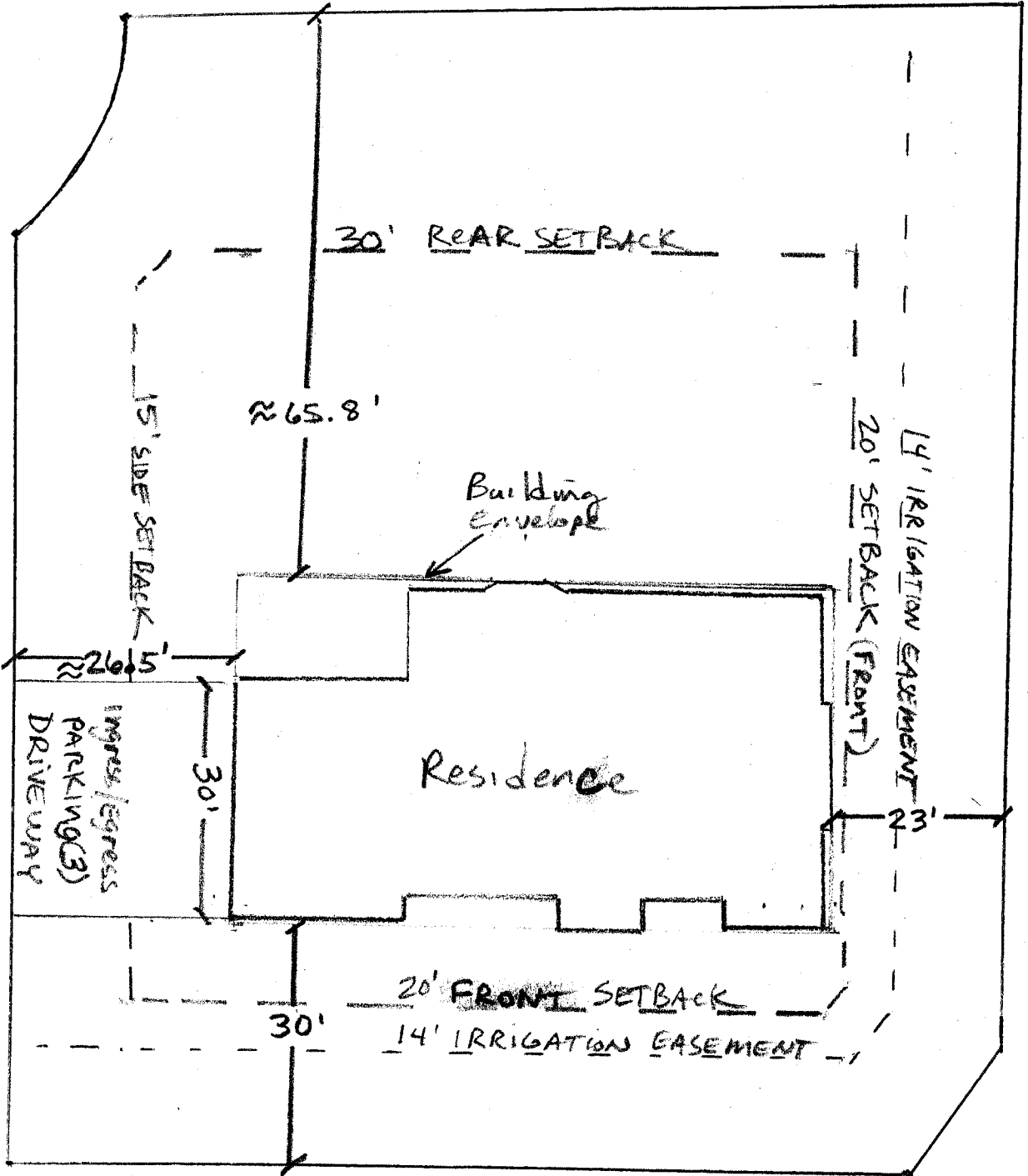
Applicant Signature Miguel A Reyes Date 9-17-03.  
 Department Approval Jo. Y. Miskin Aragon Date 9/22/03

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>1581</u>
Utility Accounting <u>D. Dumbolt</u>	Date <u>9/22/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Reyes Residence  
649 PINE NEEDLE CT

ACCEPTED *Alisui Ragon* 9/22/03  
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.

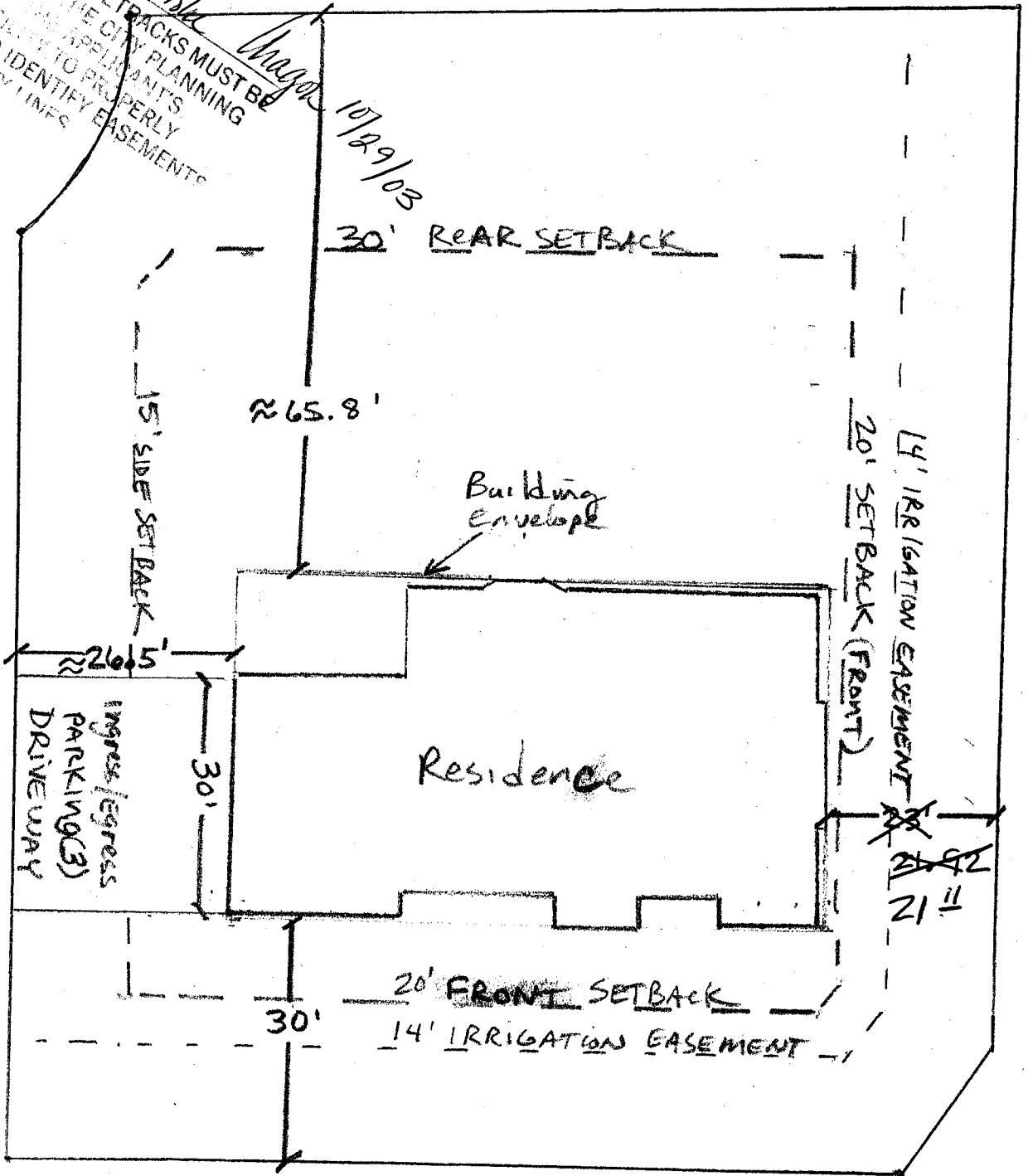


driveway  
oc car  
9/17/03

Reyes Residence  
649 PINENEEDLE CT

ACCEPTED *Alister Dragon* 9/22/03  
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.

ACCEPTED *Revised 4/18/05*  
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



driveway or car  
9/17/03