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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88228



Your Bridge to a Better Community

BLDG ADDRESS 334 Sienna Court SQ. FT. OF PROPOSED BLDGS/ADDITION 500
TAX SCHEDULE NO. 2947-352-19-021 SQ. FT. OF EXISTING BLDGS 3300
SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 3800
FILING 5 BLK 2 LOT 7
NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction
(1) OWNER Jeff & Tracy Hansen
(1) ADDRESS 334 Sienna Court USE OF EXISTING BUILDINGS Residence
(1) TELEPHONE 243-2917
(2) APPLICANT WB Builders Inc DESCRIPTION OF WORK & INTENDED USE Pool House/ Recreation
(2) ADDRESS 1148 Duray Ave G.J. TYPE OF HOME PROPOSED:
(2) TELEPHONE 640-0758 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 PD Maximum coverage of lot by structures _____
SETBACKS: Front 35' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater
Side 15' from PL, Rear 25' from PL Parking Req'mt _____
Maximum Height ~~10'~~ Special Conditions _____
CENSUS _____ TRAFFIC _____ ANN# _____

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 [Signature] Date 2-4-03
Department Approval [Signature] Date 2-4-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>2/4/03</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)

ADJACENT PROPERTY LINE

SIENNA COURT

N 73°45'.55" W

99.06'

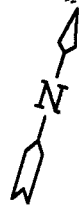
LEGEND

- PROPERTY CORNER ○
- PROPERTY LINE ———
- EASEMENT - - - - -
- SETBACKS - - - - -
- BLDG. FOOTPRINT

334 SIENNA COURT

CANYON VIEW SUBDIVISION
PHASE V
BLOCK TWO, LOT 7
.449 ACRES

SCALE: 1" = 30'



SETBACK

N 15°59'.43" E 181.62'

CONCRETE DRIVE

37.3'

35' SETBACK

N 00°00'.07" E 145.87'

2-4-03 *Gaylean Henderson*
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT
 ASSUMES LIABILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

EXISTING HOUSE

PATIO

15'

35'

25'

10'

25.0

10'

25'

10'

Equipment Room

9'

25'

10'

25'

10'

PATIO

Hot Tub

35.7'

25'

10'

25'

10'

10' PUBLIC SERVICE EASEMENT

S 89°35'.35" W 145.15'

ADJACENT PROPERTY LINE

PROPERTY CORNER