

FEE \$ <u>10.00</u>
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# PLANNING CLEARANCE

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

BLDG PERMIT NO. 88088



Your Bridge to a Better Community

BLDG ADDRESS 334 SIENNA CT. SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2947-352-19-021 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING VI BLK 2 LOT 7

NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) OWNER JEFF HANSEN NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 334 SIENNA CT. USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 243-2917 DESCRIPTION OF WORK & INTENDED USE 18'x34' POOL

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

(2) ADDRESS 2491 HWY 6 S 50

(2) TELEPHONE 241-4133

**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 PO Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 35' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15' interior from PL, Rear 20' interior 25' from PL

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

Parking Req'mt 2

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

Maximum Height \_\_\_\_\_

CENSUS 1401 TRAFFIC 114 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 [Signature] Date 2-7-03

Department Approval [Signature] Date 2/7/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>2/7/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

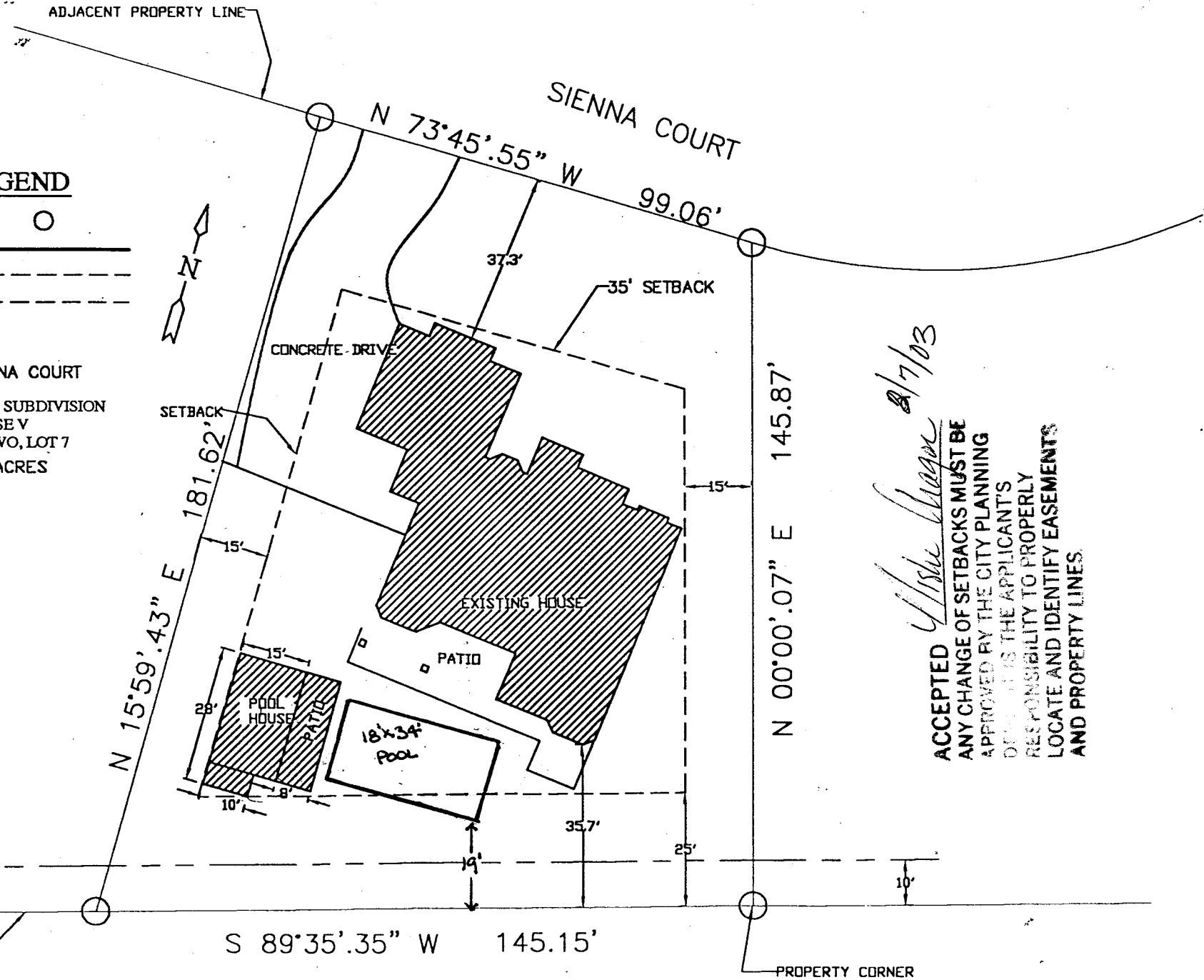
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

**LEGEND**

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

334 SIENNA COURT

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



*W. Shu* 8/7/03

**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.