

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 482 Escrowlife Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 5,300

TAX SCHEDULE NO. 2947-233-26-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Desert Hills TOTAL SQ. FT. OF EXISTING & PROPOSED 5,300

FILING 1 BLK 4 LOT 2

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

(1) OWNER Canonold Family Trust

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

(1) ADDRESS 1111 Horizon Dr # 210

USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE Single Family Res

(2) APPLICANT Cris Kendrick Conost

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

(2) ADDRESS 231 W. Fallen Rock Rd

(2) TELEPHONE (970) 245-8987

**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 25%

SETBACKS: Front 30' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

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

Side 30' from PL, Rear 30' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions Eng foundation required

CENSUS A TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

PAYED  
 APR 16 2004  
 DW

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 \_\_\_\_\_ Date 4-9-2004

Department Approval NA C Gaye Hall Date 4/16/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17166</u>
Utility Accounting	<u>A Kanover</u>	Date	<u>4-15-04</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)

NOTICE

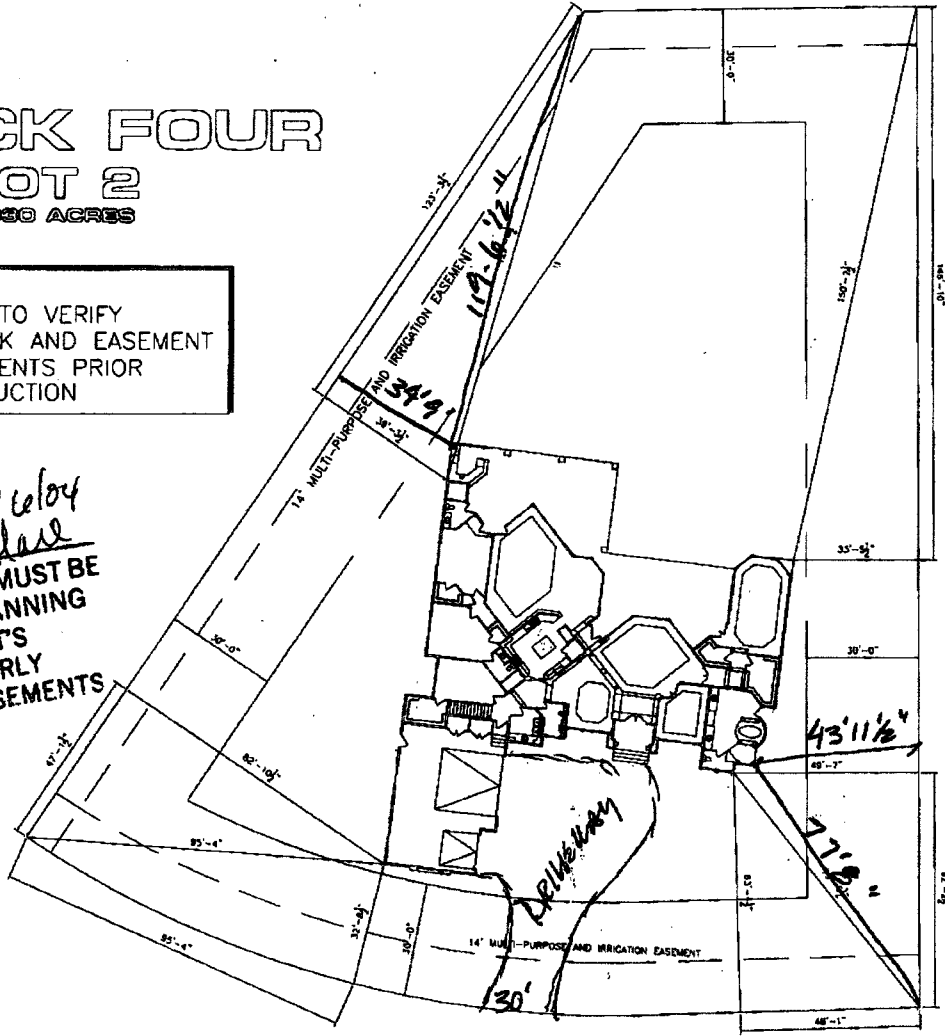
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

# DESERT HILLS

## BLOCK FOUR LOT 2 1.030 ACRES

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

ACCEPTED *P. J. Lane* *4/11/04*  
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.



# ESCONDIDO CIRCLE

*OK*  
*4/9/04*