

FEE \$	10.00
TCP \$	0
SIF \$	0

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

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

Building Address 496 Escondido Cir  
 Parcel No. 2947-233-26-006  
 Subdivision Desert Hills Estates  
 Filing \_\_\_\_\_ Block 4 Lot 6

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 2557 Sq. Ft. Proposed 7200  
 Sq. Ft. of Lot / Parcel 1.170  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 9757

**OWNER INFORMATION:**

Name Leonard + Pamela Jewkes  
 Address 496 Escondido Circle  
 City / State / Zip Grand Jet, Co 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): tennis court  
+ 10' nets around court

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 243-9204

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: Tennis Court surrounded  
by netting at both ends.

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>30'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>30'</u> from PL Rear <u>30'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

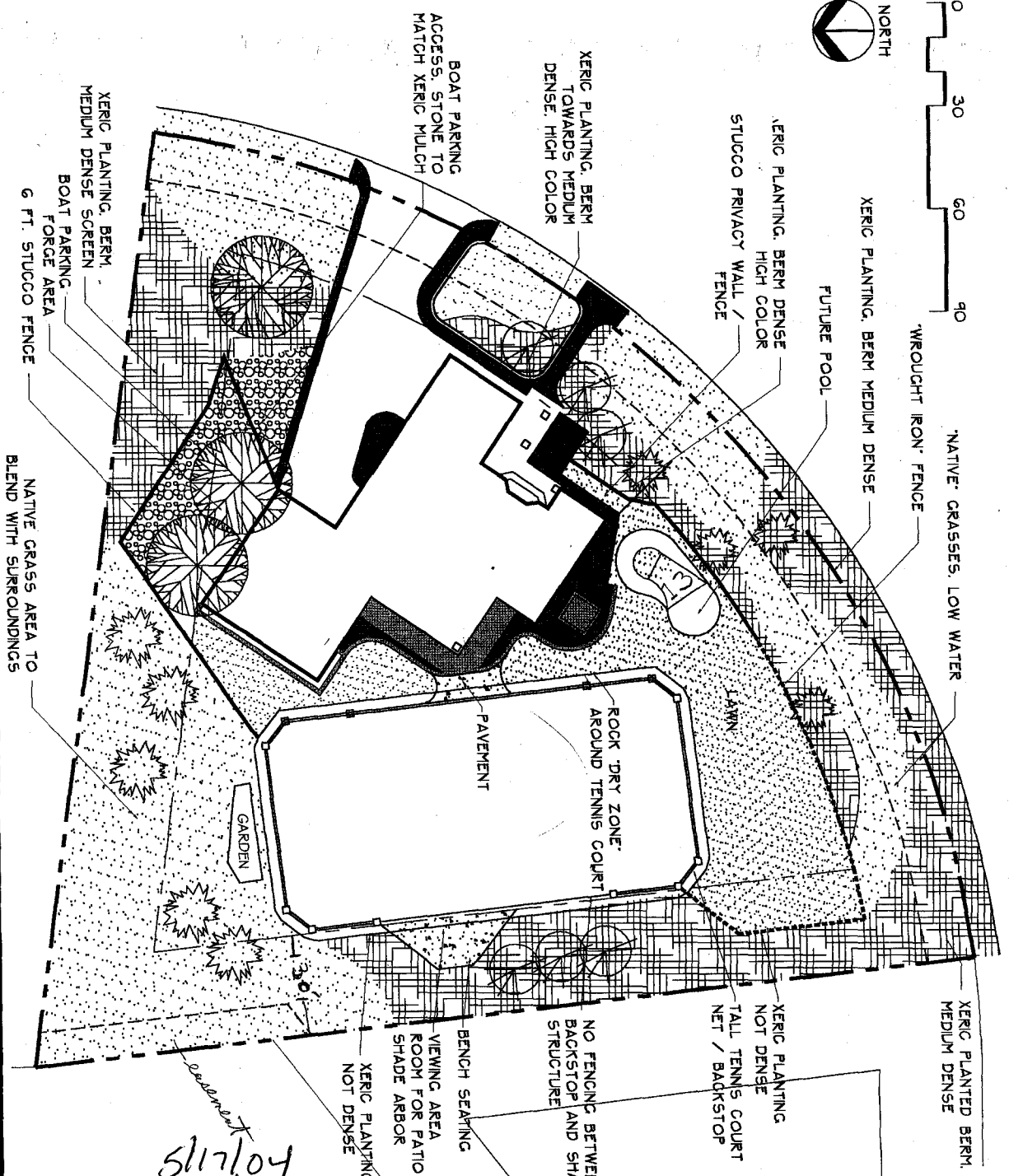
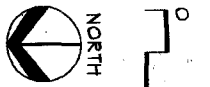
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Pamela K Jewkes Date 5-17-04  
 Department Approval C. Faye Hall Date 5/17/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Kate Eisberry</u>	Date <u>5/18/04</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)



5/17/04  
 ACCEPTED *C. Jay Hall*  
 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.

- LEGEND
- 6" STUCCO FENCE
  - 6" WROUGHT IRON FENCE
  - PROPERTY LINE
  - SETBACK / EASEMENT
  - XERIC/NATIVE PLANTINGS
  - TURF
  - NATIVE GRASSES
  - ORNAMENTAL TREES
  - EVERGREEN TREES
  - SHADE TREES

# JEWKES RESIDENCE

REFERRED LANDSCAPE CONCEPT

SHEET 1 OF 1