

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

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

BLDG PERMIT NO.	2
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Your Bridge to a Better Community

BLDG ADDRESS 342 SIENNA CT SQ. FT. OF PROPOSED BLDGS/ADDITION 300
 TAX SCHEDULE NO. 2947-351-19-017 SQ. FT. OF EXISTING BLDGS 2500
 SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2800
 FILING 5 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: 3 After: 3 this Construction
 (1) OWNER DEVLIN LAHVE NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 342 SIENNA CT USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 256 9741 DESCRIPTION OF WORK & INTENDED USE ADDITION to Family room
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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 _____ 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 2
 Maximum Height _____ 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).

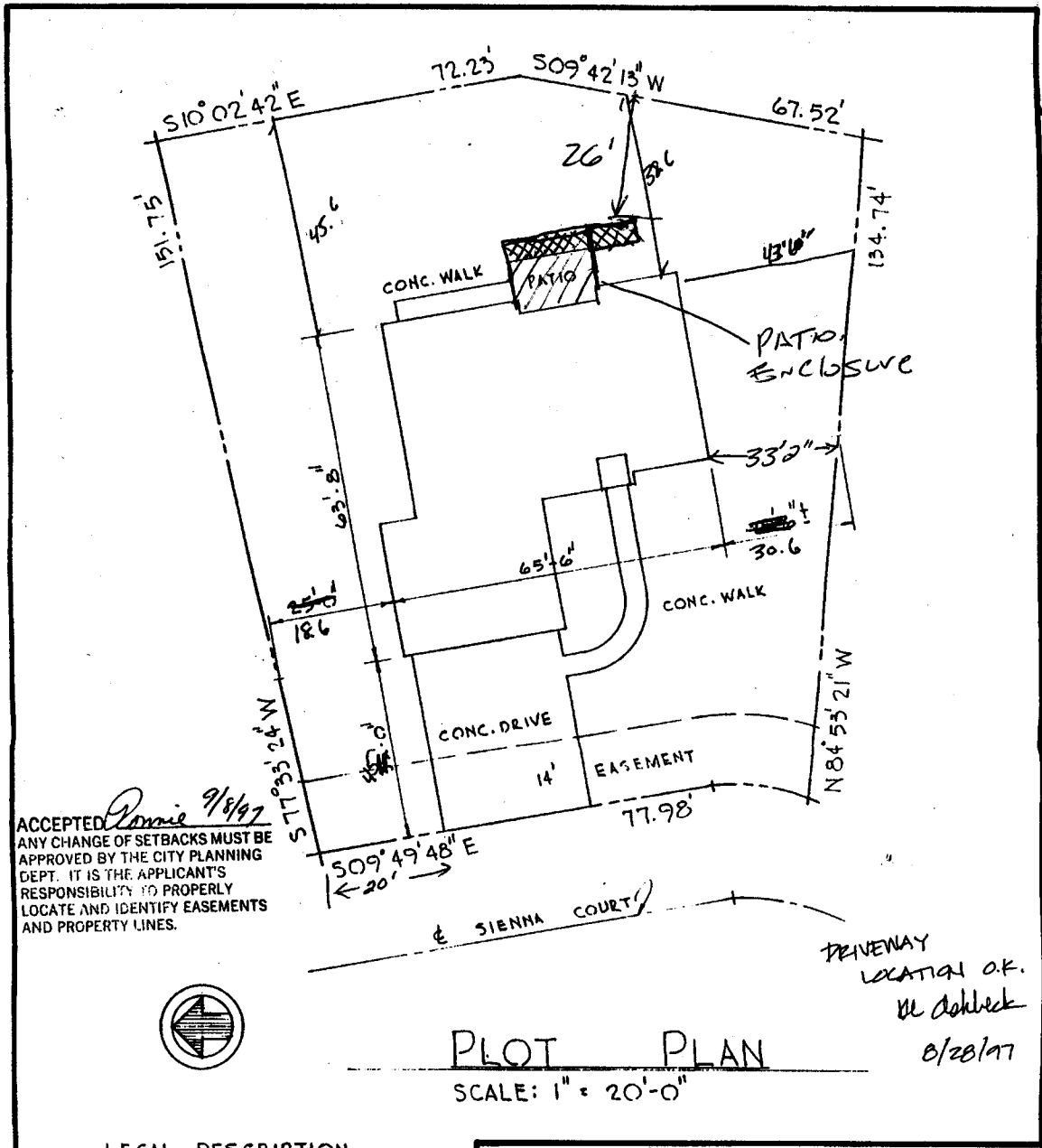
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3/9/04
 Department Approval C. Faye Hall Date 3/8/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>63917-2545</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/9/04</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)



ACCEPTED *Ronnie 9/8/97*
 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.



PLOT PLAN
 SCALE: 1" = 20'-0"

DRIVEWAY LOCATION O.K.
W. Dahlbeck
 8/28/97

LEGAL DESCRIPTION
 LOT 3 BLOCK TWO
 CANYON-VIEW
 MESA COUNTY, COLORADO
 # 2947-351-A-017

RESIDENCE FOR:			
MR. & MRS. GARY NEIMAN			
GRAND JUNCTION		COLORADO	
PLOT PLAN			DWG. NO.
JOB NO.: R-239			1
DRAWN BY: T.C.			OF 1
DATE: 8-16-97			

1 ← SIDE
 2 ← R →

3/8/04
 C. J. Hall
 ACCEPTED
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