

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 483 ESCONCINO
 Parcel No. 2947-233-25-003
 Subdivision DESERT HILLS ESTATES
 Filing _____ Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 3000
 Sq. Ft. of Lot / Parcel 2 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6000 sq ft.
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name RICHARD KASS
 Address 742 SILVER PLUM DR
 City / State / Zip FRUITA CO 81521

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Don Boyles
 Address 181 LITTLE PARK RD.
 City / State / Zip GRAND JUNCTION CO 81503
 Telephone 970-254-8289

- *TYPE OF HOME PROPOSED:**
- Site Built Manufactured Home (UBC)
 - Manufactured Home (HUD)
 - Other (please specify): _____

NOTES: Less than 1 acre will be disturbed, therefore no stormwater plan required.

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) Permanent Foundation Required: YES X NO _____
 Side 30' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions Engineered foundation required;
No fill allowed in 100yr. flood plain
 Voting District A Driveway Location Approval RAD
 (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 Don E Boyles Date 10-5-06

Department Approval JR Alister Magan Date 10/5/06 10/20/06

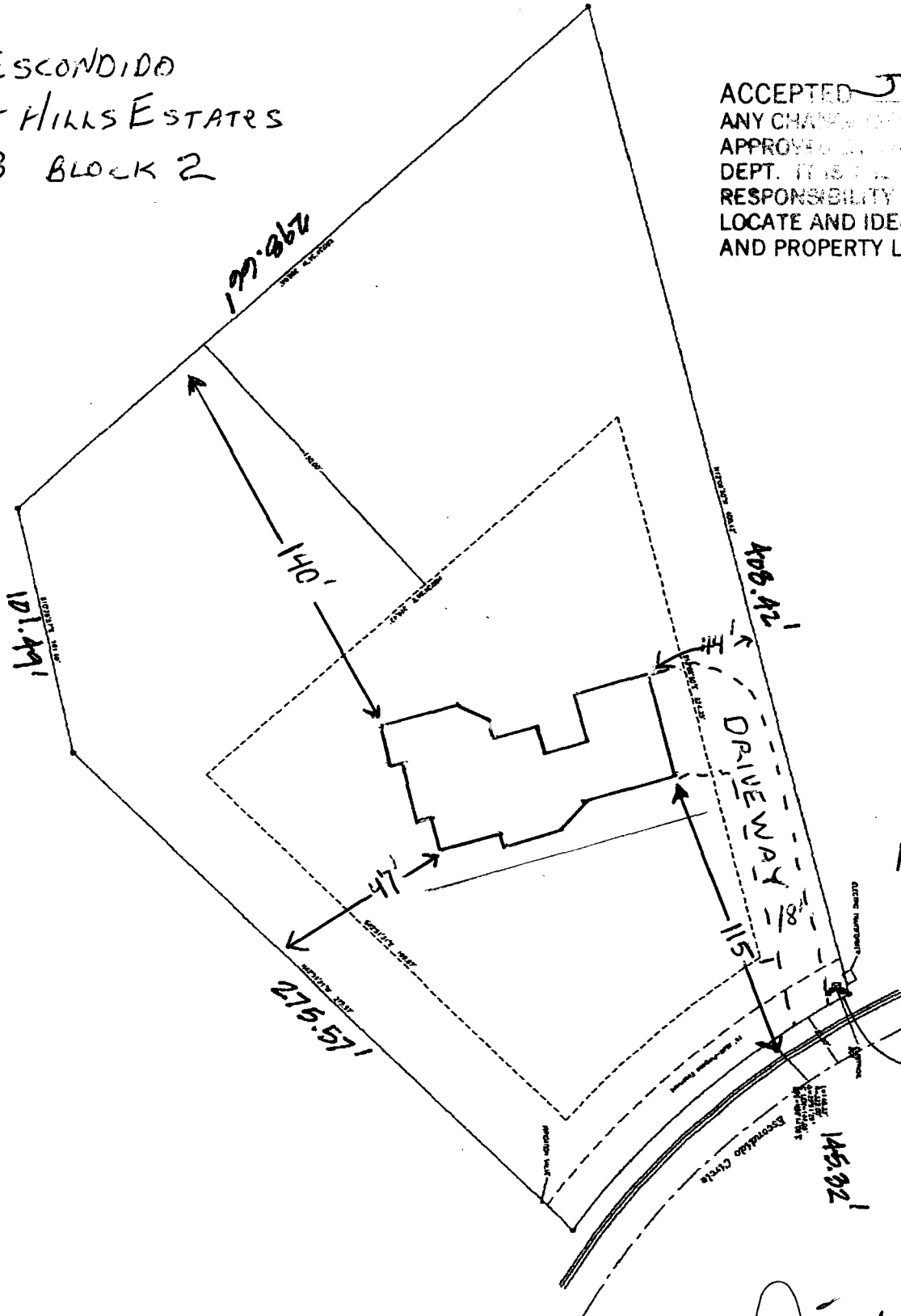
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19596</u>
Utility Accounting <u>Kate Arberry</u>	Date <u>10/20/06</u>		

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)

483 ESCONDIDO
DESERT HILLS ESTATES
LOT 3 BLOCK 2

ACCEPTED *JR Niska*
ANY CHANGES TO TRACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

10/20/06



18' driveway width

DRIVE 5' MIN. OFF PROPERTY LINE.

Done OK
RAD
10-10-06