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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

48069-0

Building Address 491 ESCONDIDO CIR.
 Parcel No. 2947-233-25-007
 Subdivision DESERT HILLS ESTATE
 Filing _____ Block 2 Lot 7

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 7,432 Sq. Ft. Proposed 648
 Sq. Ft. of Lot / Parcel 70,698
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 10,100
 Height of Proposed Structure 10'

OWNER INFORMATION:

Name JAMES GRANT
 Address 491 ESCONDIDO CIR.
 City / State / Zip G.J., CO 81507

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): ATTACHED AWNING

APPLICANT INFORMATION:

Name MOR STORAGE
 Address 3010 I-70B
 City / State / Zip G.J., CO 81507
 Telephone 254-0460

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

NOTES: 18' x 36' ATTACHED AWNING
648 #

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 PLANNING STAFF			
ZONE <u>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) _____	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

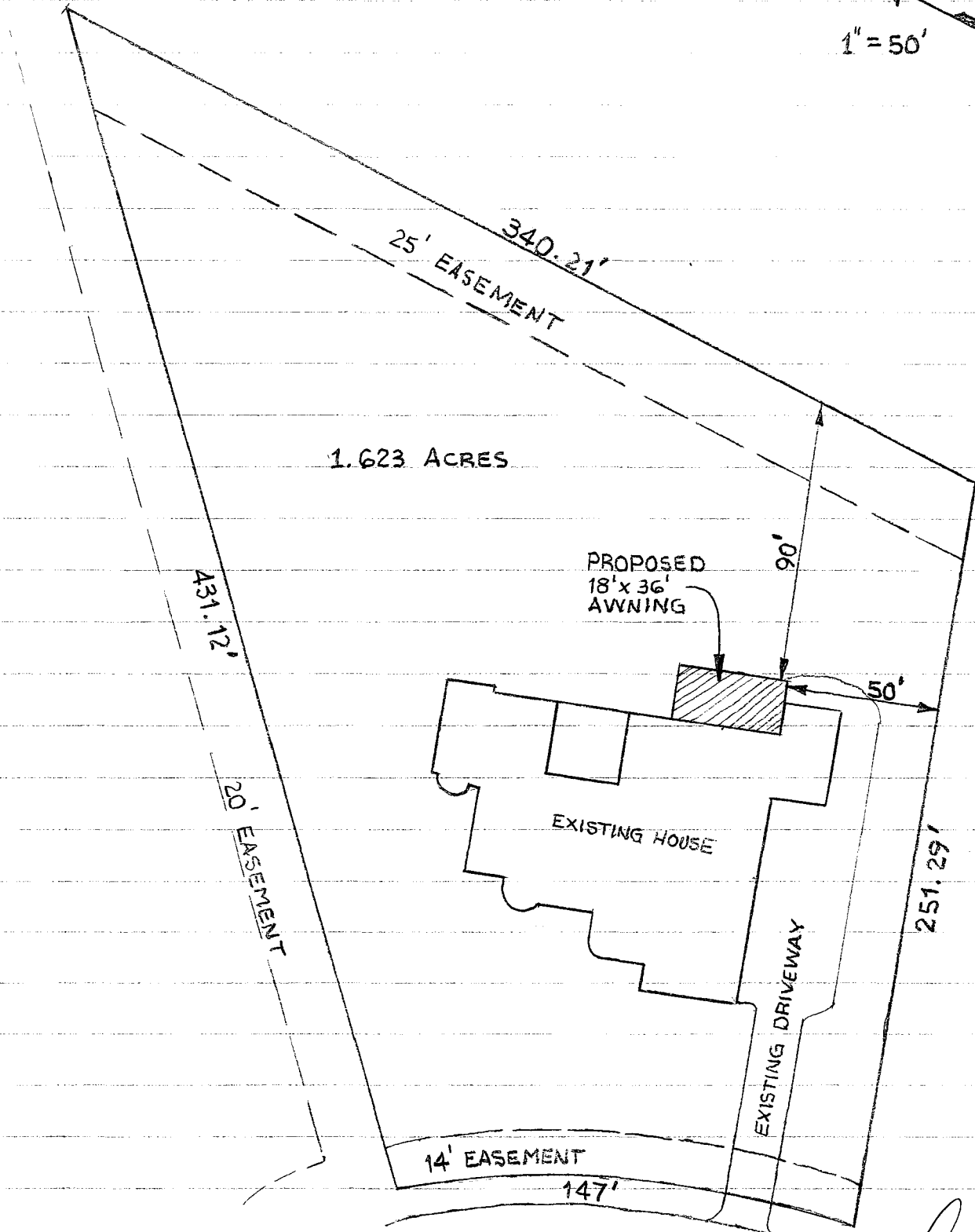
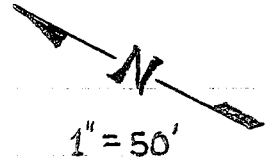
Applicant Signature [Signature] Date 9-15-10

Planning Approval [Signature] Date 9/20/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO SWL / WTR Charge</u>
Utility Accounting <u>[Initials]</u>	Date <u>9/20/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

491 ESCONDIDO CIRCLE



1.623 ACRES

PROPOSED
18' x 36'
AWNING

EXISTING HOUSE

EXISTING DRIVEWAY

14' EASEMENT

147'

ESCONDIDO CIRCLE ACCEPTED

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.