

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

48744-8415

BLDG ADDRESS 2852 TEXAS AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 1165
004

TAX SCHEDULE NO. 2943 074 05-003 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION ~~FRUITVALE~~ COTTONWOOD TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 1 LOT 4 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER ROSANNA M DONALD NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 701 30RD GRAND JCT. W USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE
REMOVE OLD TRAILER AND

(1) TELEPHONE (970) 245-3403 DESCRIPTION OF WORK & INTENDED USE INSTALL NEW MFG HOME

(2) APPLICANT HOMES FOR AMERICA TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 _____ Other (please specify) PF 3 6518 76

(2) ADDRESS 2504 Hwy 6+50

(2) TELEPHONE (970) 255-8986

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 70%

SETBACKS: Front 14' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions Exempt from permanent foundation
garage or carport front 20' CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Bob Langness Date _____

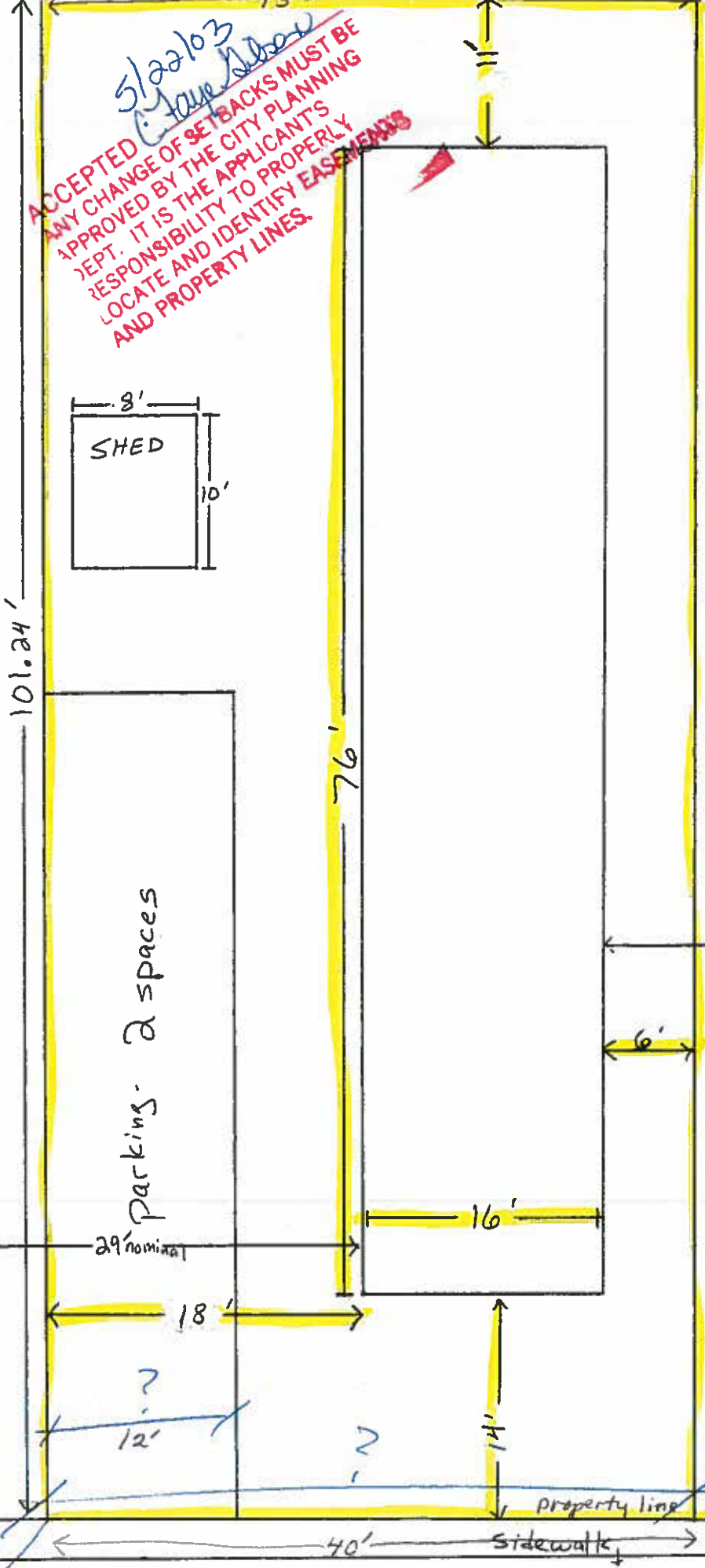
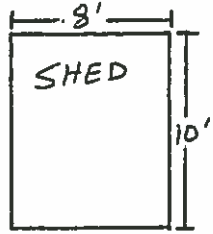
Department Approval Pat C. Taylor Date 5/22/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Call over</u>		Date <u>5/22/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

Mc Donald
2852 1/2
Texas Ave
Grand Jctn, CO
81501

5/22/03
City of Grand Junction
ACCEPTED
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.



Parking - 2 spaces

distance from Texas Ave
Drain Line

old
Cen
5/23/03

Adjacent Window