

replacing permit issued on 9-1-98
8390-Receipt

FEE \$	<u>paid</u>
TCP \$	<u> </u>
SIF \$	<u> </u>



BLDG PERMIT NO. 1072101

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS <u>546 Willow Rd</u>	TAX SCHEDULE NO. <u>2943-073-01-046</u>
SUBDIVISION <u>Cottonwood Meadows</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1088</u>
FILING _____ BLK <u>2</u> LOT <u>5</u>	SQ. FT. OF EXISTING BLDG(S) 931 <u>931</u>
(1) OWNER <u>Carroll W + Betty R. Wallace</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>546 Willow Rd</u>	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>970-242-7726</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT <u>Betty R. Wallace</u>	BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(2) ADDRESS <u>546 Willow Rd</u>	USE OF EXISTING BLDGS <u>Summ (to be removed) + Shed</u>
(2) TELEPHONE <u>242-7726</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Replace</u>
	<u>with new manufactured home</u>

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 <u>R5F-8</u>	Maximum coverage of lot by structures <u>45%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req't <u>existing - 2</u>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Special Conditions <u>setbacks will be measured</u>
Maximum Height <u>32'</u>	<u>to foundation wall - unit will overhang</u>
	<u>as shown on plan</u>
	CENSUS <u>6</u> TRAFFIC <u>30</u> ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 <u>Betty R. Wallace</u>	Date <u>10-9-98</u>
Department Approval <u>Kathleen M. Patton</u>	Date <u>10-9-98</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

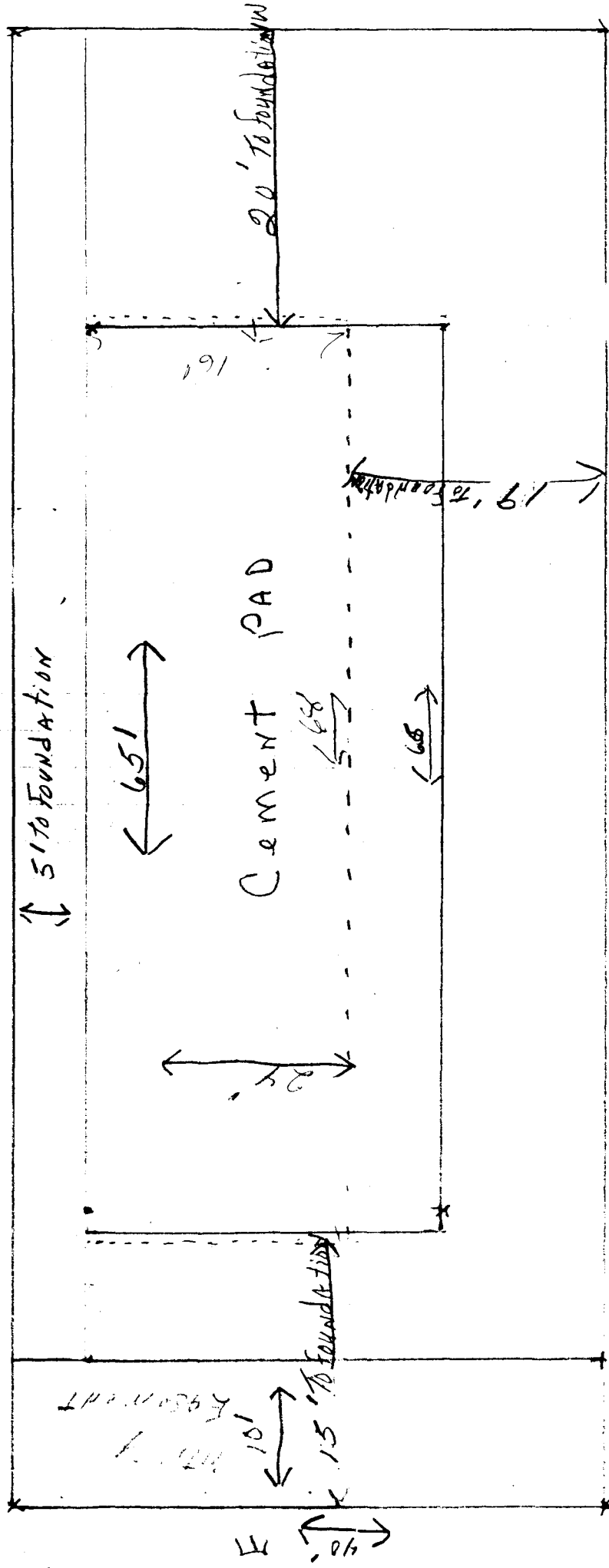
Utility Accounting <u>K. Duvon</u>	Date <u>10/9/98</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED KR 10/9/98

ANY CHANGE OF SETBACKS OR
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY SETBACKS
AND PROPERTY LINES.



(LONG) 68' ...

16' wide

1 1/2' overhang FRONT

1 1/2' overhang BACK

15' feet TO FOUNDATION REAR FROM PT

20' feet TO FOUNDATION FRONT FROM PT

5' feet TO FOUNDATION SOUTH SIDE FROM PT

19' feet TO FOUNDATION NORTH SIDE FROM PT

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