

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 67261

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 546 Willow Rd TAX SCHEDULE NO. 2943-073-01-044
 SUBDIVISION Cottonwood Meadows SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14567
 FILING _____ BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 14 X 70
 (1) OWNER GAROLD W/BETH R. WALLACE NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 546 Willow Rd.
 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 242-7724
 USE OF EXISTING BLDGS SUMH (to be removed) + Shed
 (2) APPLICANT Betty R. WALLACE DESCRIPTION OF WORK AND INTENDED USE: replace w/ new mobile home
 (2) ADDRESS 546 Willow Rd
 (2) TELEPHONE 242-7724

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 RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 6 TRAFFIC 30 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 Betty R. Wallace Date 9-1-98
 Department Approval K. Valdez Date 9-1-98

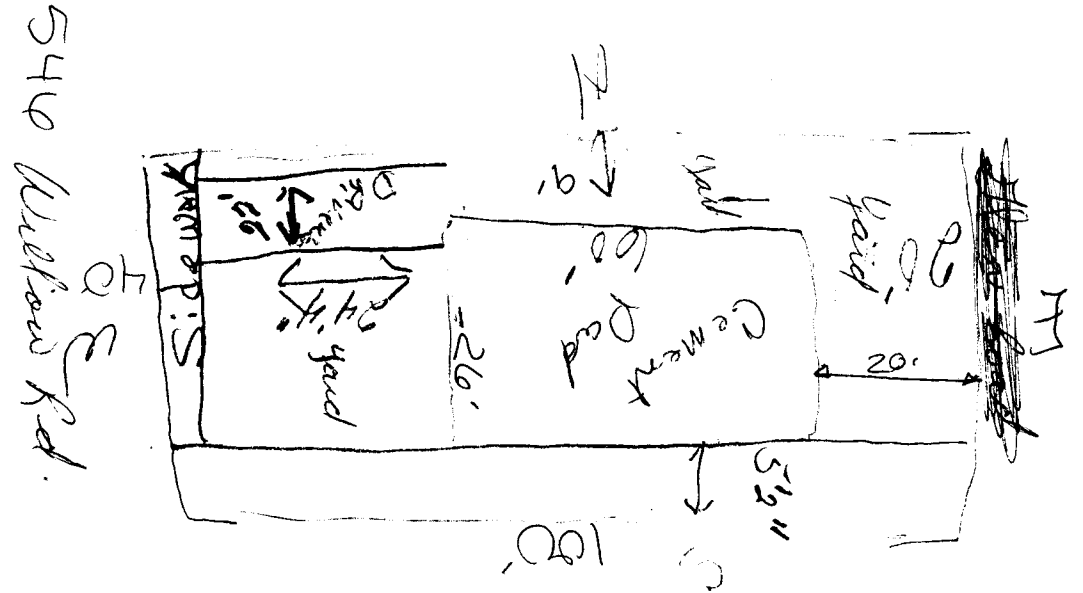
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting Tracy Shupe Date 9/1/98

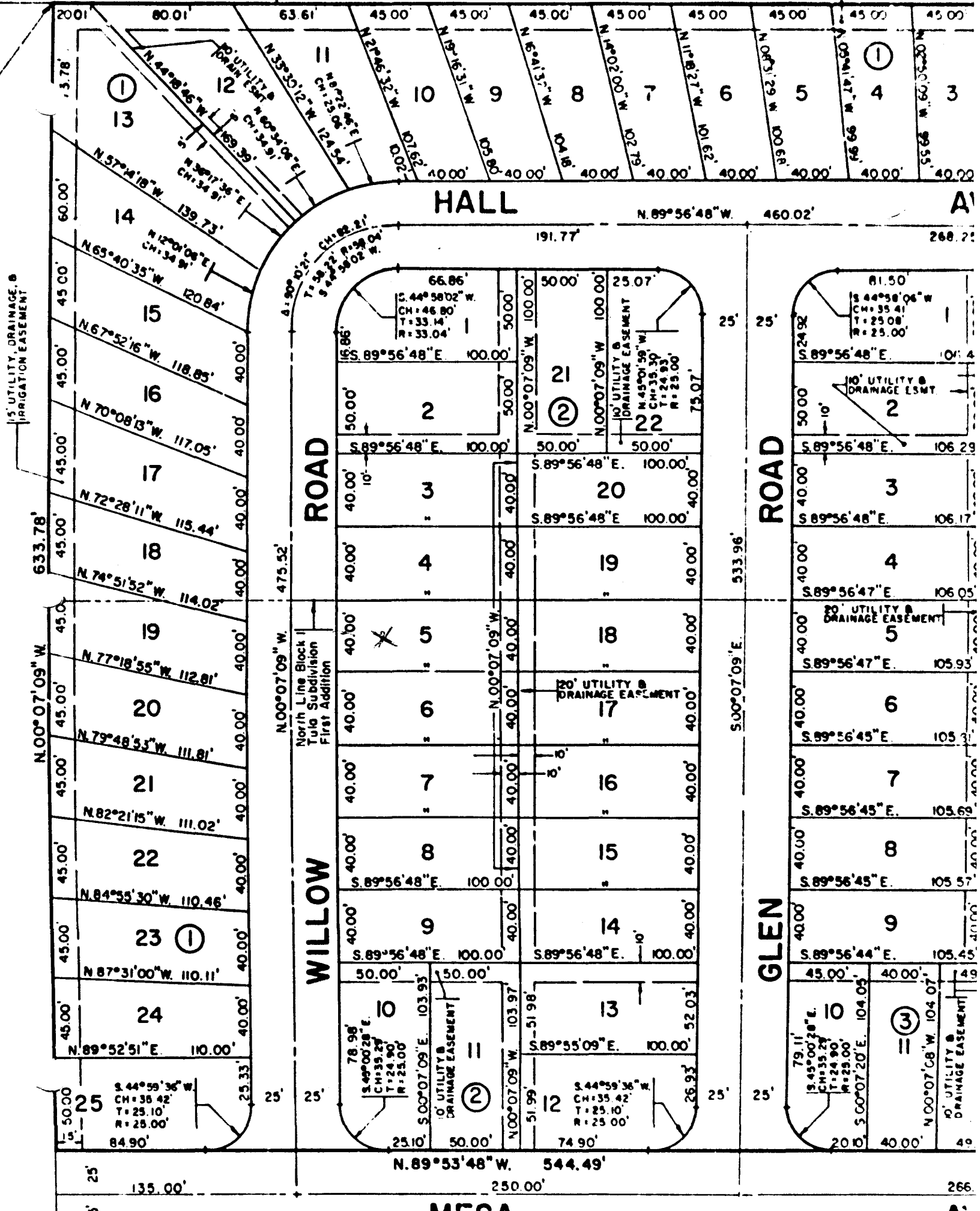
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED ~~XV~~ 9-1-98
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.



S. 89° 51' 30" E. 653.63'



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