

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰
 SIF \$ 292⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 72327



Your Bridge to a Better Community

TOTAL 802⁰⁰ + utility fees

BLDG ADDRESS 2896 C 1/2 ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 16 x 76 = 1216 #

TAX SCHEDULE NO. 2945-191-00-124 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Weaver Minor Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1216 #

FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Rita D. Thomas NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2908 KANAL CT., GJ. USE OF EXISTING BUILDINGS NA

(1) TELEPHONE 245-7708

(2) APPLICANT Mark E Weaver DESCRIPTION OF WORK & INTENDED USE Install Manufactured HOME ON PERMANENT FOUNDATION - Residential

(2) ADDRESS 374 29 ROAD TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 245-4754
cell 250-3088

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-2 Maximum coverage of lot by structures 25%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or 55' from center of ROW, whichever is greater

Side 15' from PL, Rear 30' from PL Parking Req't 2

Maximum Height 32' Special Conditions _____

CENSUS 8 TRAFFIC 600 ANN# _____

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 Rita D. Thomas Date 9-29-99

Department Approval Bonnie Edwards Date 10-6-99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12612</u>
Utility Accounting <u>Dobi Overholt</u>		Date <u>10-6-99</u>	

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)

LOT 4
98554.5 SQ. FT.
4.56 ACRES

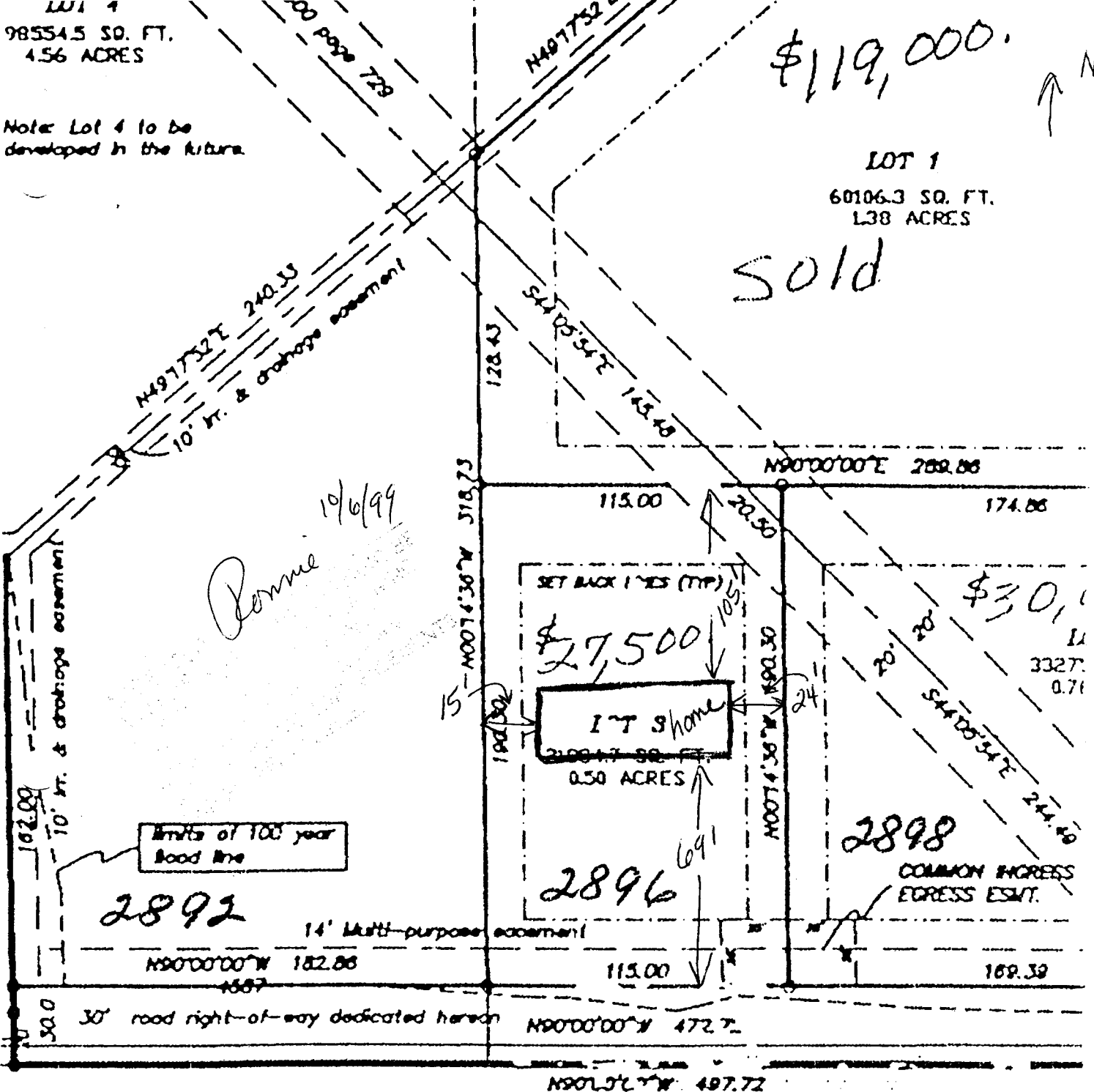
Note: Lot 4 to be developed in the future.

\$119,000.



LOT 1
60106.3 SQ. FT.
1.38 ACRES

Sold



limits of 100 year flood line

SET BACK 175 (TYP)
\$27,500
179 home
0.50 ACRES

\$30,000
11
3327
0.71

2898
COMMON INGRESS
EGRESS ESMT.

IVER STREET (C/2 ROAD)

88 (ORIGIN OF BEARINGS)

NOTE: Flood plain study and engineering will be required for Lots 2, 3, & 4

2896 C 1/2 Rd

LEGEND & NOTES