

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰
 SIF \$ 292⁰⁰
802⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 72171



Your Bridge to a Better Community

BLDG ADDRESS 2357 Pava Rd. G CO. 81503 SQ. FT. OF PROPOSED BLDGS/ADDITION 1762
 TAX SCHEDULE NO. 2945-174-40-001 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION Cobblestone Ridge TOTAL SQ. FT. OF EXISTING & PROPOSED 1762
 FILING 1 BLK 3 LOT 1 NO. OF DWELLING UNITS:
 Before: — After: 1 this Construction
 (1) OWNER Souledge Homes Inc NO. OF BUILDINGS ON PARCEL
 Before: — After: 1 this Construction
 (1) ADDRESS 715 Horizon Dr. #206/G USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 255-3827 DESCRIPTION OF WORK & INTENDED USE New 3BR 2Bth home
 (2) APPLICANT Marcus Built Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 481 Fruitwood G 68504 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 523-5445 Other (please specify) _____

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 PR4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' 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 28' Special Conditions _____
 CENSUS 1401 TRAFFIC 96 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 [Signature] Date 9-28-99
 Department Approval [Signature] Date 9-29-99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>2600</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/29/99</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)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). . . . []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

2357 Para Rd

