

FEE \$	10 ⁰⁰
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 72186

EX



Your Bridge to a Better Community

BLDG ADDRESS 2854 1/2 Texas SQ. FT. OF PROPOSED BLDGS/ADDITION None 924

TAX SCHEDULE NO. 2943-074-05-006 SQ. FT. OF EXISTING BLDGS None

SUBDIVISION Cottonwood Meadows mobile Home Park TOTAL SQ. FT. OF EXISTING & PROPOSED None

FILING _____ BLK 1 LOT 6

(1) OWNER Kevin & Sandra Wade NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) ADDRESS 748 Siminoe Rd. NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction

(1) TELEPHONE (970) 242-9377 USE OF EXISTING BUILDINGS Shed - Moveable Portable

(2) APPLICANT Kevin & Sandra Wade DESCRIPTION OF WORK & INTENDED USE Mobile Home (replacing previous use)

(2) ADDRESS Same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) TELEPHONE Same Manufactured Home (HUD) -
 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 RSF-8 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 15' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS 60 TRAFFIC 30 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 Kevin Wade Date 9/28/99

Department Approval Ronnie Edwards Date 9/29/99

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

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

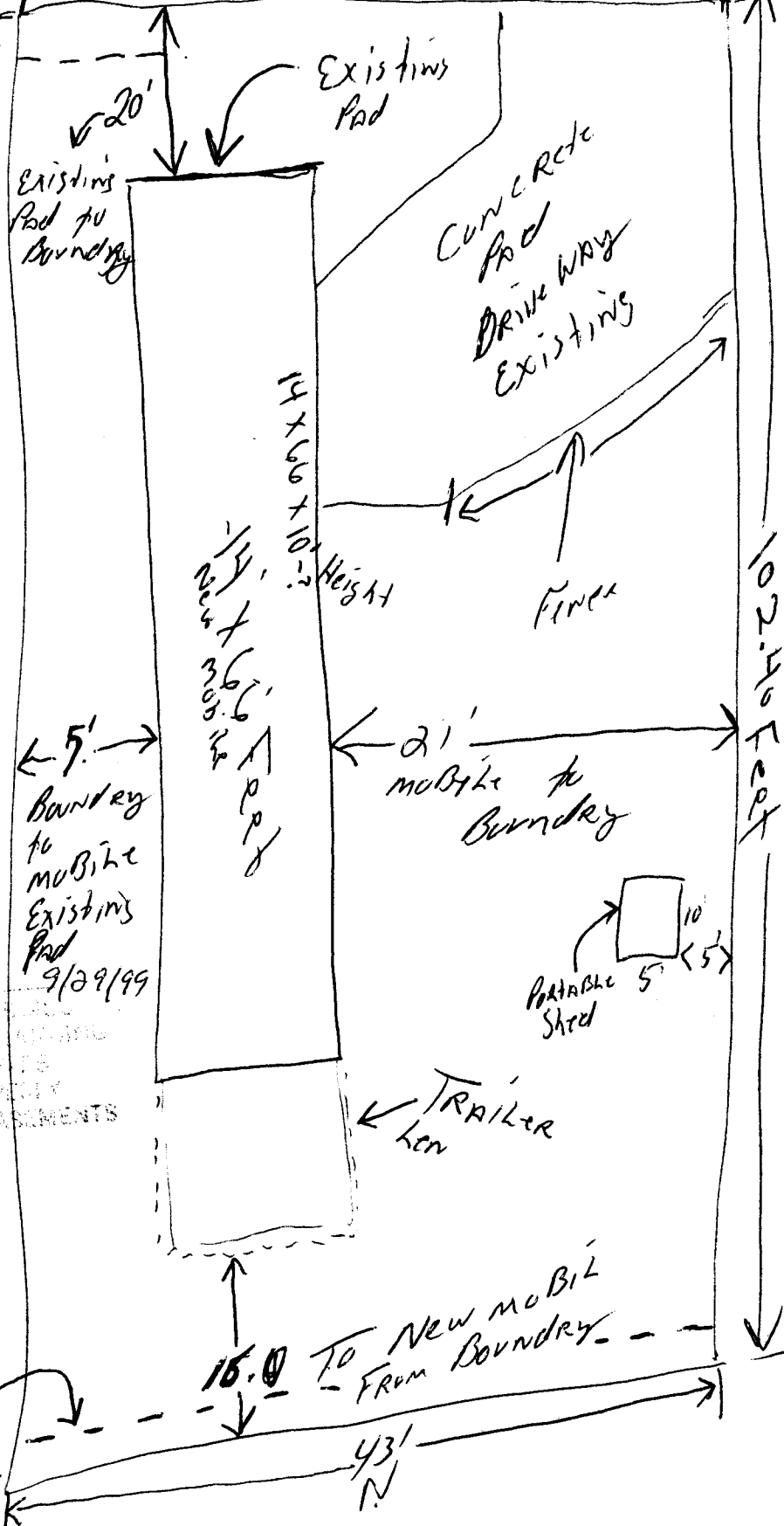
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2854 1/2 TEXAS Avenue South

25' centerline
 25'

40'

SIDEWALK CURB WITH GUTTER



Existing Pad to Boundary

Existing Pad

Concrete Pad
 Drive Way Existing

Height
 66 + 10'

Fence

5' Boundary to mobile Existing Pad
 9/29/99

21' mobile to Boundary

PORTABLE SHED 5' x 10'

TRAILER

Rear of Property Utility Easement

15.0 TO New mobile From Boundary

43' N

