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BLDG PERMIT NO.	71040
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13784 8610 P

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	538 Willow	TAX SCHEDULE NO.	2943-073-02-040
SUBDIVISION	Cottonwood	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	1174
FILING BLK	5 LOT 5	SQ. FT. OF EXISTING BLDG(S)	Ø
(1) OWNER	Charles & Karen Barnes	NO. OF DWELLING UNITS	
(1) ADDRESS	538 Willow 81501 Grand Junction, Co. 81502	BEFORE:	Ø AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	970-625-5162	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	Palm Harbor Village	BEFORE:	0 AFTER: 1 THIS CONSTRUCTION
(2) ADDRESS	2507 Hwy 6 E SD Grand Junction, Co. 81505	USE OF EXISTING BLDGS	
(2) TELEPHONE	970-242-2500	DESCRIPTION OF WORK AND INTENDED USE:	
			Set manufactured Home / Residence

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	Pm H	Maximum coverage of lot by structures	
SETBACKS: Front	20' from property line (PL)	Parking Req'mt	2
or	from center of ROW, whichever is greater	Special Conditions	
Side	5' from PL		
Rear	15' from PL		
Maximum Height		CENSUS	30
		TRAFFIC	6
		ANNX#	

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	<i>[Signature]</i>	Date	7-1-99
Department Approval	<i>[Signature]</i>	Date	7-1-99

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

Utility Accounting	<i>[Signature]</i>	Date	7/1/99
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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)

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.

