

FEE \$	10.00
TCP \$	—
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 75194



Your Bridge to a Better Community

21392-13616  
 BLDG ADDRESS 427 City View Ln SQ. FT. OF PROPOSED BLDGS/ADDITION 112 SF  
 TAX SCHEDULE NO. 294516322022 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) OWNER RALPH BROWN  
 (1) ADDRESS 427 City View Ln USE OF EXISTING BUILDINGS Residence  
 (1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE Sim Space  
 (2) APPLICANT Dura Systems Inc TYPE OF HOME PROPOSED:  
 (2) ADDRESS 902 Hwy US 50  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 245-6898 \_\_\_\_\_ 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 PR 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 10' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ 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 William Tiefenbach Date 5/11/2000  
 Department Approval Misty Dragon Date 5/11/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	(W/O No. <u>no charge</u> )
Utility Accounting	<u>Dottie Vanover</u>		Date <u>5-11-00</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)

ACCEPTED *4/18/11* 5/11  
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.

