

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 77877



Your Bridge to a Better Community

BLDG ADDRESS 2819 DILLON CT, SQ. FT. OF PROPOSED BLDGS/ADDITION 2300
 TAX SCHEDULE NO. 2943 062 35 007 SQ. FT. OF EXISTING BLDGS ---
 SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED ---
 FILING 4 BLK 3 LOT 7 NO. OF DWELLING UNITS:
 Before: --- After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: --- After: 1 this Construction
 (1) OWNER GLENN WOODS USE OF EXISTING BUILDINGS ---
 (1) ADDRESS 595 McMULLEN DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY HOME
 (1) TELEPHONE --- TYPE OF HOME PROPOSED:
 (2) APPLICANT DAVE WENS Site Built Manufactured Home (UBC)
 (2) ADDRESS 2953 D 1/2 Rd Manufactured Home (HUD)
 (2) TELEPHONE 257 1710 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 RMF-5 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 25' from PL Parking Req'mt ---
 Maximum Height 35' Special Conditions ---
 CENSUS 10 TRAFFIC 22 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 11-28-00
 Department Approval Ronnie Edwards Date 11-28-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13569</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/28/00</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)

LOT 7

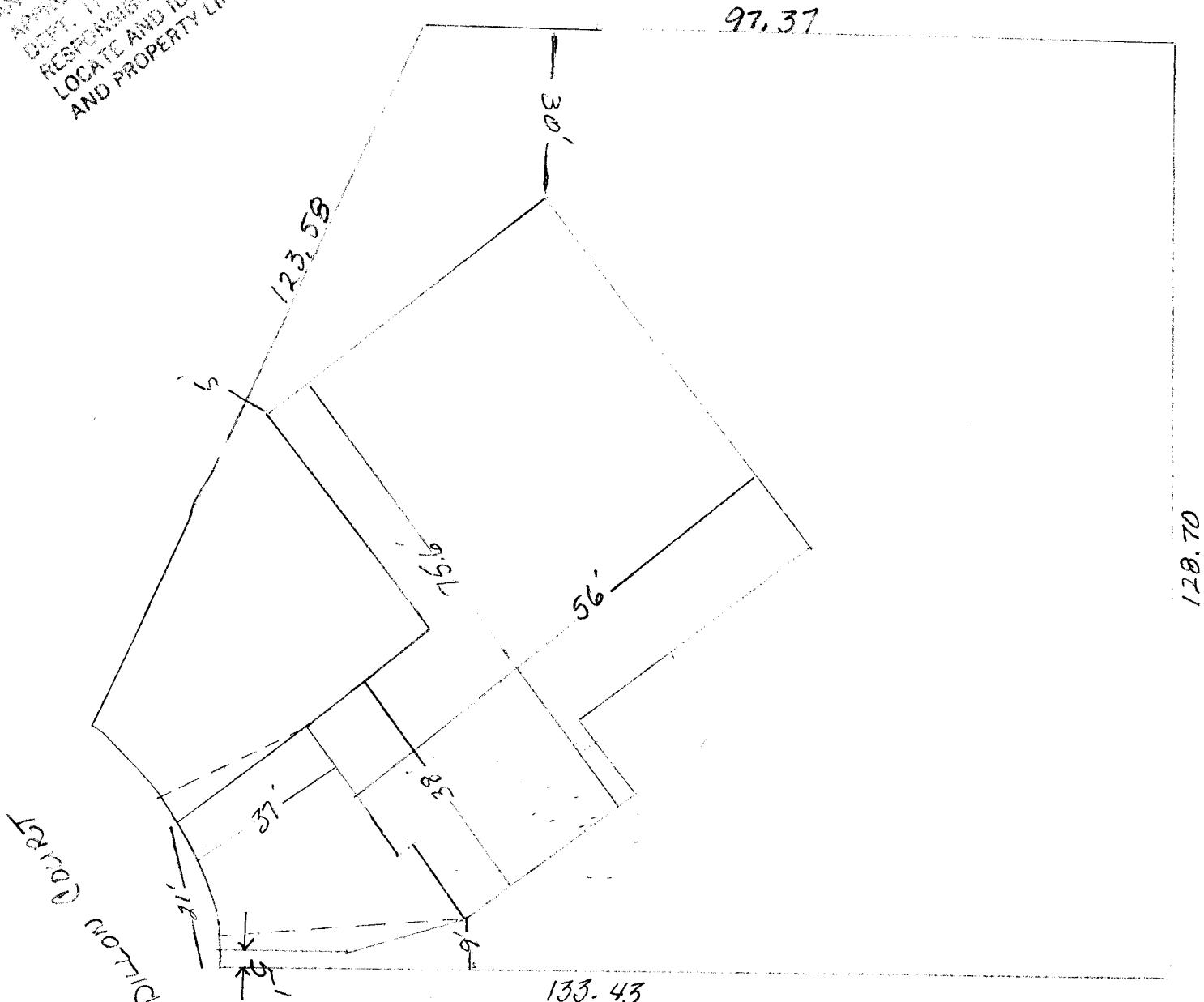
BLOCK 3

FILING 4

GRAND VIEW SUBDIVISION

ACCEPTED
 ANY CHANGE OF INTERESTS TO THE
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Ronnie 11/28/00



OFFSET MUST BE
 GREATER THAN OR EQUAL TO 5 FT.
 CONSIDER ALTERNATE DRIVE ORIENTATION
 AS SUGGESTED BY DASH LINES.

David Ronoff ENGINEERING DEPT. 11/27/2000