

FEE \$	10 ⁰⁰
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 76942



Your Bridge to a Better Community

49907-3919
 BLDG ADDRESS 557 W. HALL SQ. FT. OF PROPOSED BLDGS/ADDITION 288

TAX SCHEDULE NO. 2945 10404043 SQ. FT. OF EXISTING BLDGS 1040 #±

SUBDIVISION Westlake Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1328

FILING _____ BLK 1 LOT 3

(1) OWNER DON MILLER

(1) ADDRESS 557 W. HALL GRAND JCT, CO

(1) TELEPHONE _____

(2) APPLICANT DURA SYSTEMS INC

(2) ADDRESS 902 US HWY 50

(2) TELEPHONE 245-6898

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

USE OF EXISTING BUILDINGS RESIDENCE

DESCRIPTION OF WORK & INTENDED USE ENCLOSED PATIO

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 RMF-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS 4 TRAFFIC 10 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 9-25/2000

Department Approval Senta J. Costello

Date 9-25-00

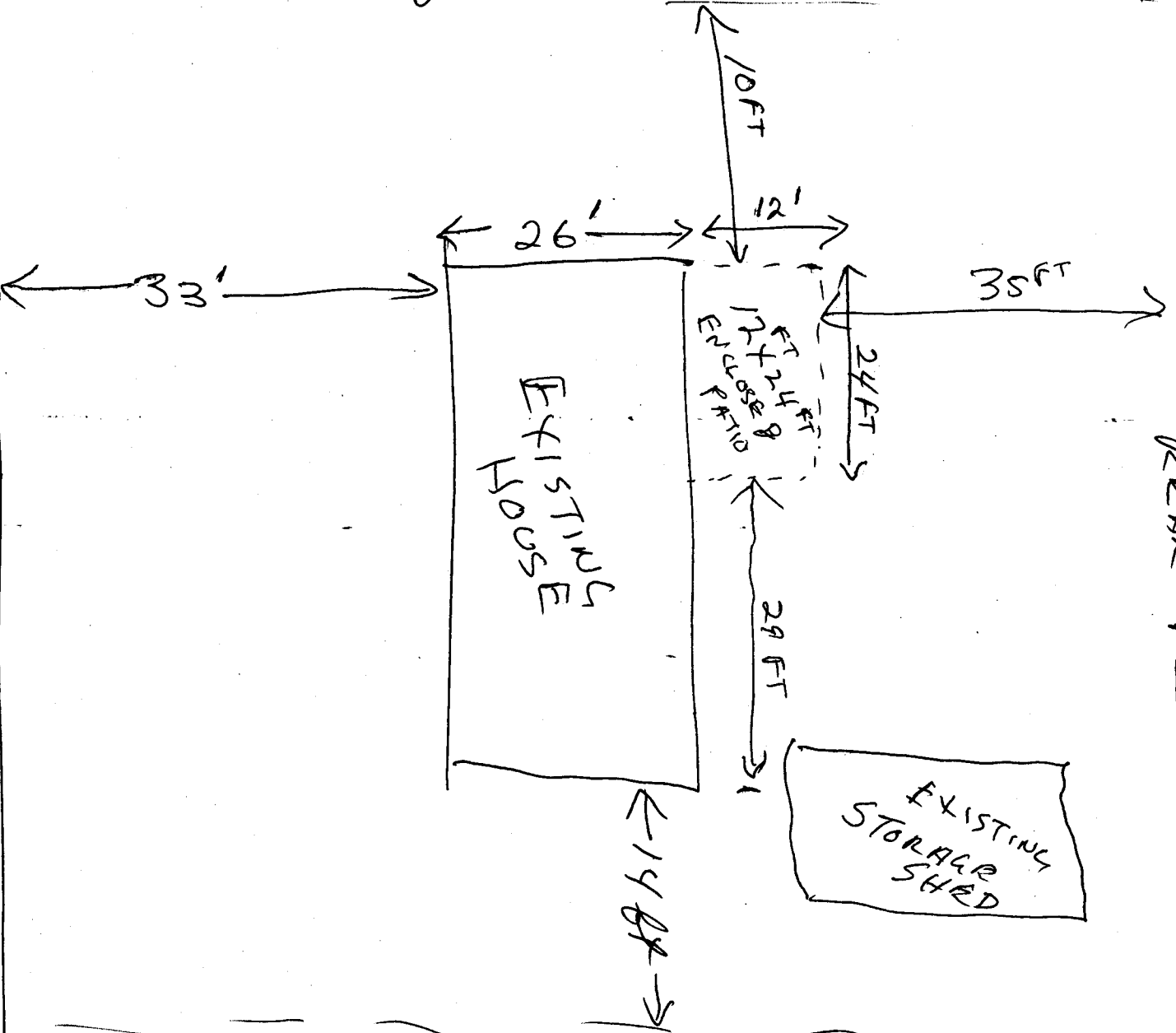
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHG IN USE</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>9/25/00</u>

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)

PL

West Hall



REAR PL

ACCEPTED SLL 9-25-00
 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.

