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

BLDG PERMIT NO. 76118



Handwritten initials

Your Bridge to a Better Community

BLDG ADDRESS 505^{West} Oway SQ. FT. OF PROPOSED BLDGS/ADDITION 1100
 TAX SCHEDULE NO. 294515100067 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED 16 x 76
 FILING — BLK — LOT — NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Alfie Sims NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 0 this Construction
 (1) ADDRESS 505 W. Oway USE OF EXISTING BUILDINGS —
 (1) TELEPHONE —
 (2) APPLICANT Bell Country Homes DESCRIPTION OF WORK & INTENDED USE HUD Code Manufactured Home on foundation
 (2) ADDRESS 2122 Hwy 6450 TYPE OF HOME PROPOSED:
 (2) TELEPHONE 243-5300 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 _____
 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 10' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 9 TRAFFIC 11 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 Josh Peterson Date 7-25-00
 Department Approval Ronnie Edwards Date 7-25-00

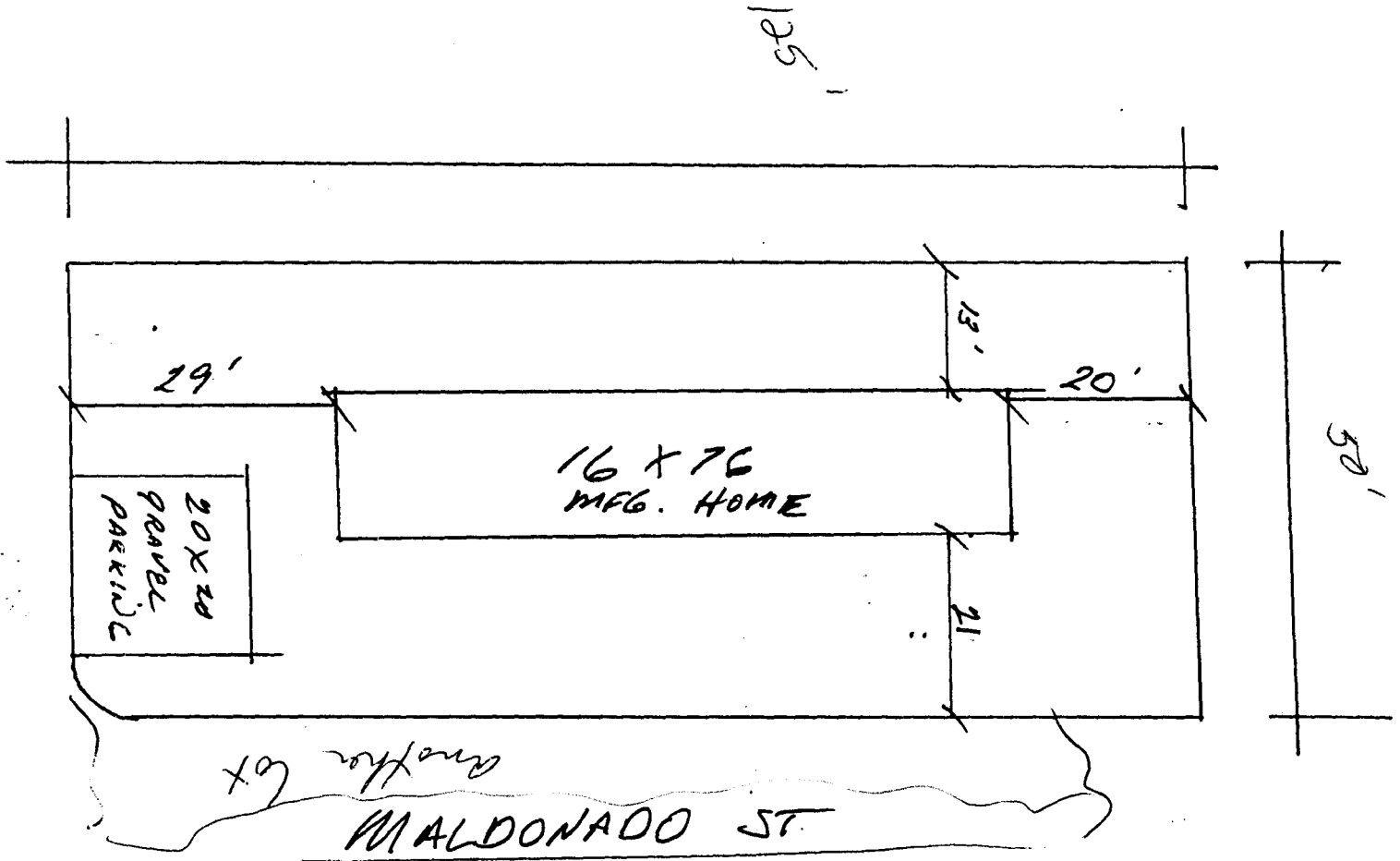
Jody Account Number # 55746-825

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/25/00</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)

505 W. OURAY AVE
 (Previous Home)
 ACCEPTED *From* 7/25/02
 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



SITE PLAN-ERMAN - SIMMS
 505 OURAY AVE.
 GRAND JUNCTION, CO

Engineer stamp

BELL COUNTRY HOMES
 2122 Highway 6 & 50
 Grand Junction, CO 81505
 970.743.5300