

Set by 12-14-00

FEE \$	10 <sup>00</sup>
TCP \$	-
SIF \$	-

### PLANNING CLEARANCE

BLDG PERMIT NO. 77843

(Single Family Residential and Accessory Structures)  
**Community Development Department**



Your Bridge to a Better Community

13709-8567

550 WILLOW RD.

BLDG ADDRESS GRAND JUNCTION CO 81501 SQ. FT. OF PROPOSED BLDGS/ADDITION 1248

TAX SCHEDULE NO. 2943073-01-024 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION COTTONWOOD MEADOWS TOTAL SQ. FT. OF EXISTING & PROPOSED 1248

FILING BK 2 LOT 1

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

(1) OWNER MAVRAKIS LLC.

NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction

(1) ADDRESS 550 WILLOW RD

USE OF EXISTING BUILDINGS SINGLE FAMILY

(1) TELEPHONE

DESCRIPTION OF WORK & INTENDED USE SET MANUFACTURED HOME

(2) APPLICANT KEN WIDICK

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD) HW 0255937  
 Other (please specify)

(2) ADDRESS PO BOX 332 GRAND JUNCTION CO

(2) TELEPHONE 970-241-1487

**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 PD

Maximum coverage of lot by structures 70%

SETBACKS: Front 14' & 20' @ garage 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

Special Conditions

CENSUS 6 TRAFFIC 30 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).

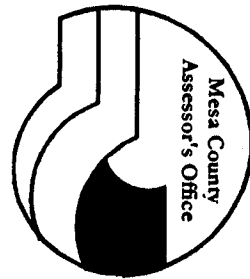
Applicant Signature Ken Widick Date 11-28-00

Department Approval Ronnie Edwards Date 11-28-00

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

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)



2943-073-01-042

- Arbitrary Blocks
- Tax Parcels
- Water Features
- Townships
- Sections



This map was prepared by the Assessor's Office for the purpose of showing the location of the property described in the accompanying tax roll. It is not intended to show the location of the property described in the accompanying tax roll. It is not intended to show the location of the property described in the accompanying tax roll. It is not intended to show the location of the property described in the accompanying tax roll.

