

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82056



Your Bridge to a Better Community

60918-2477
 BLDG ADDRESS 417 N. 7th ST.

SQ. FT. OF PROPOSED BLDGS/ADDITION 130

TAX SCHEDULE NO. 2945-141-37-003

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

(1) OWNER TOM WATSON

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

(1) ADDRESS 417 N. 7th ST.

USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 263-0208

DESCRIPTION OF WORK & INTENDED USE Addition

(2) APPLICANT REEVES & SONS, INC.

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

(2) ADDRESS 2909 E 7/8 RD.

Manufactured Home (HUD)

(2) TELEPHONE 261-3110

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 PD

Maximum coverage of lot by structures _____

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

Permanent Foundation Required: YES X NO _____

Side 7 from PL, Rear 58 from PL

Parking Req'mt _____

Maximum Height _____

Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 Zane Reeves

Date 10/19/01

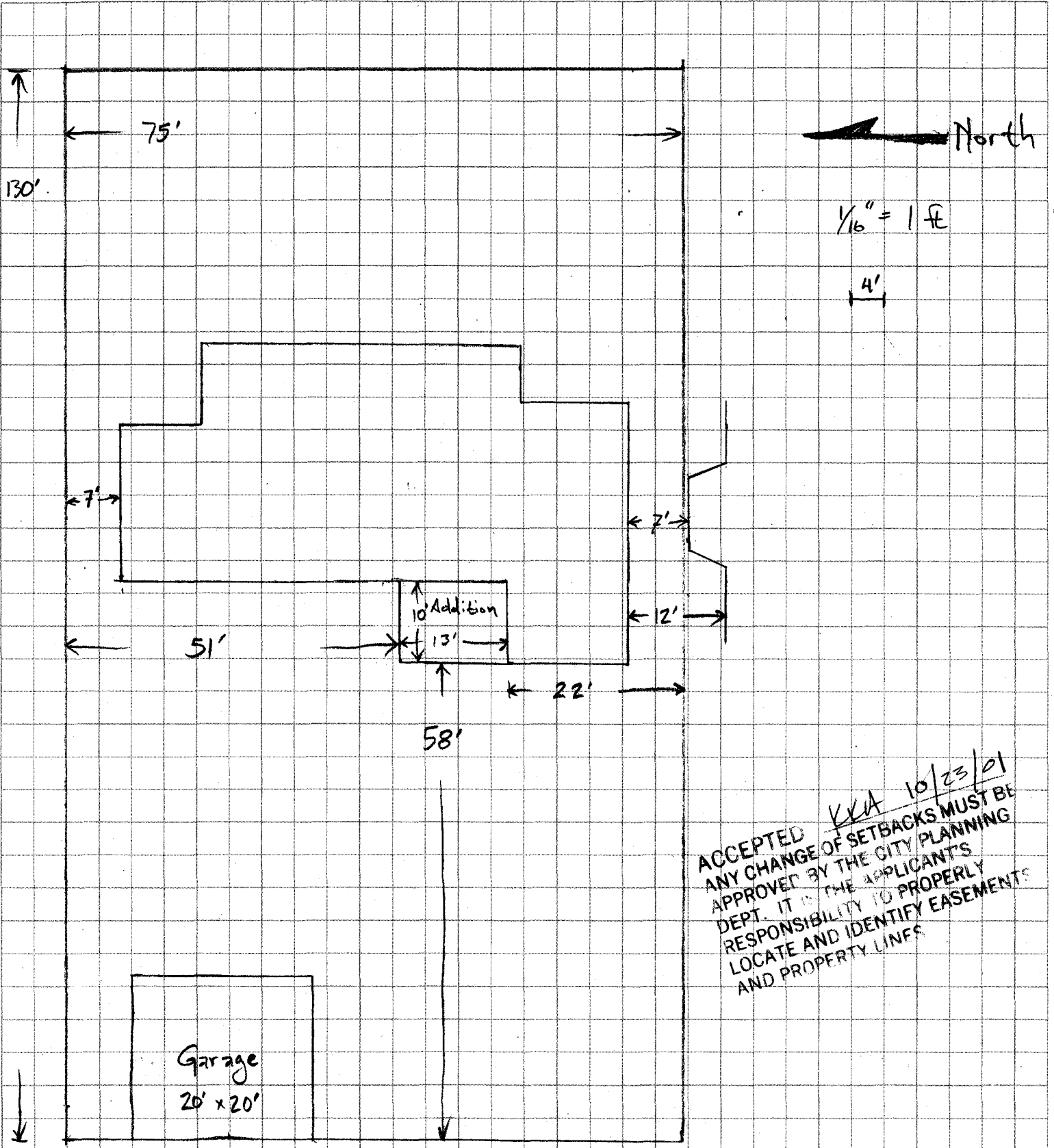
Department Approval Walter K. Webb

Date 10/23/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no charge</u>
Utility Accounting <u>Dotter/Reeves</u>	Date <u>10-23-01</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)

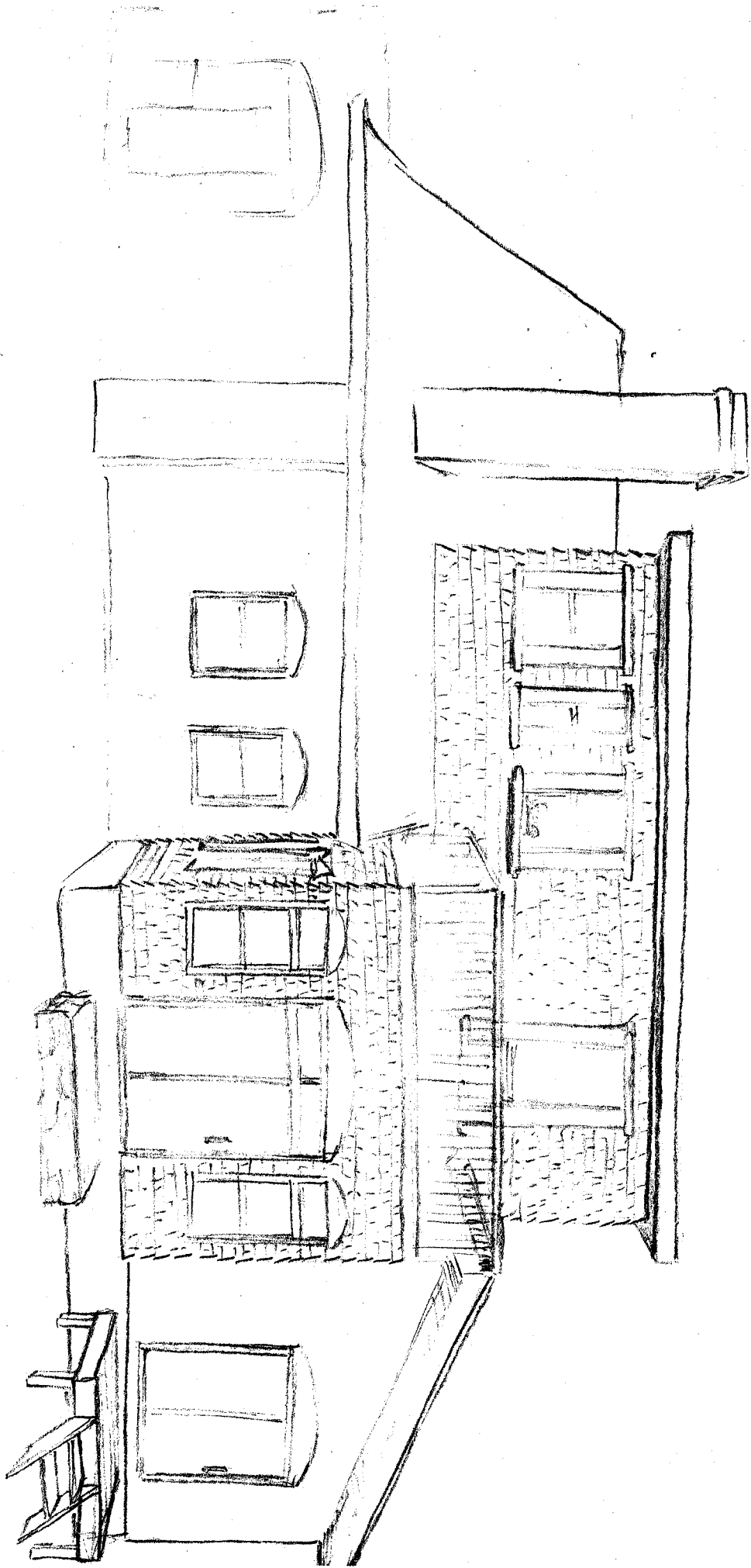


ACCEPTED *KKA* 10/23/01
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

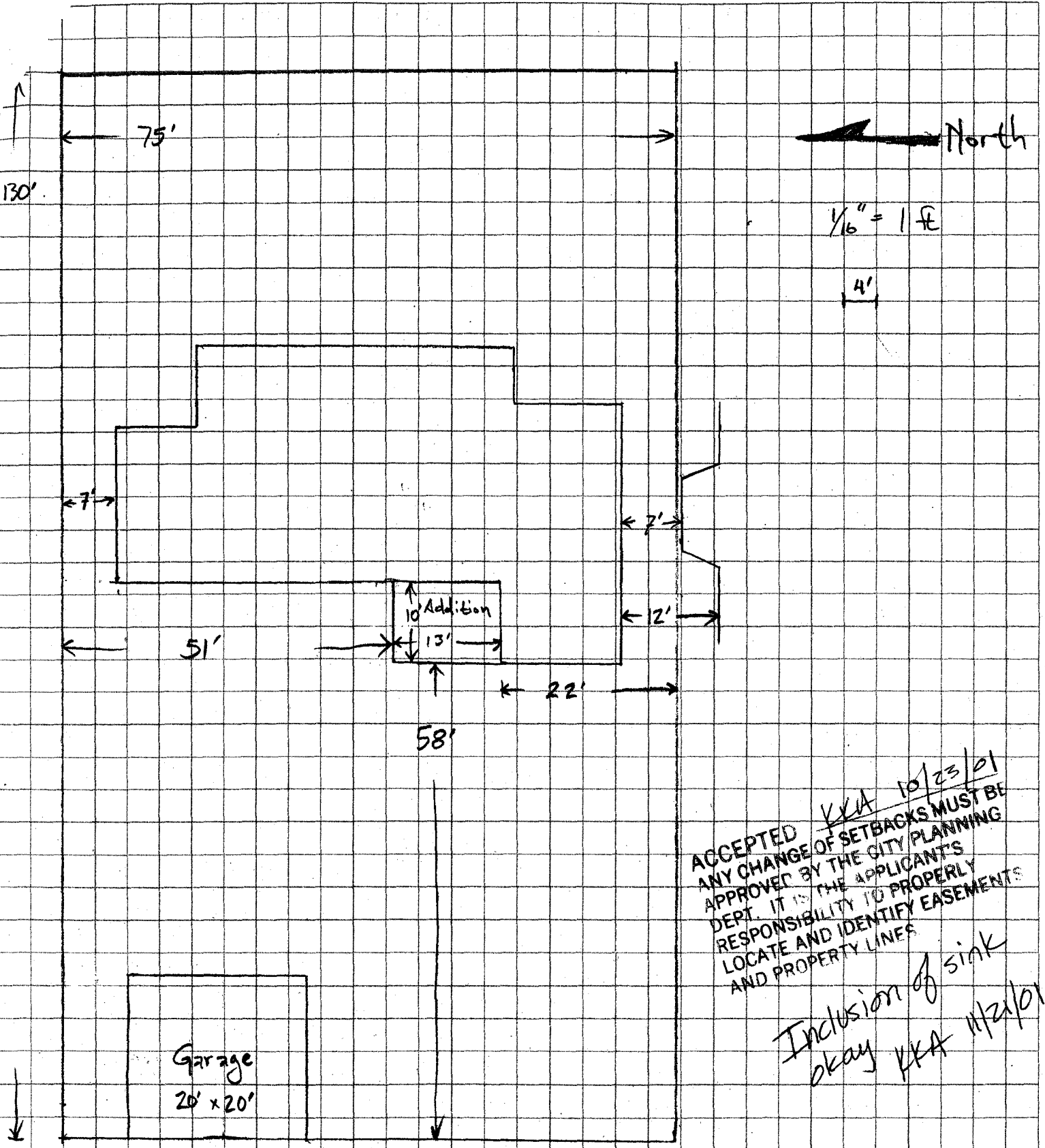
Job Name _____ Job Number _____

Location _____ Sheet _____ of _____

Technical Representative _____ By _____ Date _____



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Job Name _____ Job Number _____

Location _____ Sheet _____ of _____

Technical Representative _____ Date _____