

FEE \$	<u>Pd</u>
TCP \$	<u>Pd</u>
SIF \$	<u>Pd</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82698



Your Bridge to a Better Community

previous structure **VAR-2001-221**

BLDG ADDRESS 2859 Elm Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION ^{new} 910 16x60

TAX SCHEDULE NO. 2943-074-07-011 SQ. FT. OF EXISTING BLDGS ^{old} 768 12x64

SUBDIVISION COTTON WOOD MEADOWS TOTAL SQ. FT. OF EXISTING & PROPOSED 910

FILING - BLK 3 LOT 17 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER SANDRA K. BURNS NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2859 Elm Dr. 65 USE OF EXISTING BUILDINGS single family home

(1) TELEPHONE NA DESCRIPTION OF WORK & INTENDED USE move in new modular

(2) APPLICANT SANDRA K. BURNS TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)

(2) ADDRESS 451 Seminole Ct. 65 Manufactured Home (HUD)

(2) TELEPHONE 1-970-523-1987 _____ 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 70%

SETBACKS: Front 14' 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 32' Special Conditions _____

CENSUS 60 TRAFFIC 30 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 Sandra Burns Date 10-30-01

Department Approval Ronnie Edwards Date 12/19/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>W. Bensley</u>	Date <u>12/19/01</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)