

FEE \$	<u>10.00</u>
TCP \$	<u>0</u>
SIF \$	<u>0</u>

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

BLDG PERMIT NO. 81988



Your Bridge to a Better Community

BLDG ADDRESS 2856 1/2 ELM AVE. GRAND JCT. CO 81501 SQ. FT. OF PROPOSED BLDGS/ADDITION 1165

TAX SCHEDULE NO. 2943.074.07.017 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION COTTON WOOD TOTAL SQ. FT. OF EXISTING & PROPOSED 1165

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:

(1) OWNER DELBERT + GENEVA GALLAGHER Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 2856 1/2 ELM AVE. GRAND JCT. CO 81501 USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE

(1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE INSTALL NEW MFG. HOME ON PRIVATE LOT  
SINGLE RESIDENCE

(2) APPLICANT HOMEMES FOR AMERICA TYPE OF HOME PROPOSED: OCT 2 2001

(2) ADDRESS 2504 Hwy 6+50 GRAND JCT 81505 Site Built \_\_\_\_\_ Manufactured Home (UB) TB  
 Manufactured Home (HUD)

(2) TELEPHONE 255.8986 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)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES ~~NO~~

Side 5' from PL, Rear 10' from PL

Parking Req't 2

Maximum Height \_\_\_\_\_

Special Conditions \_\_\_\_\_

CENSUS 60 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 Bob Hargiss Date \_\_\_\_\_  
 Department Approval C. J. Taylor Date 10/2/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>10/2/01</u>		

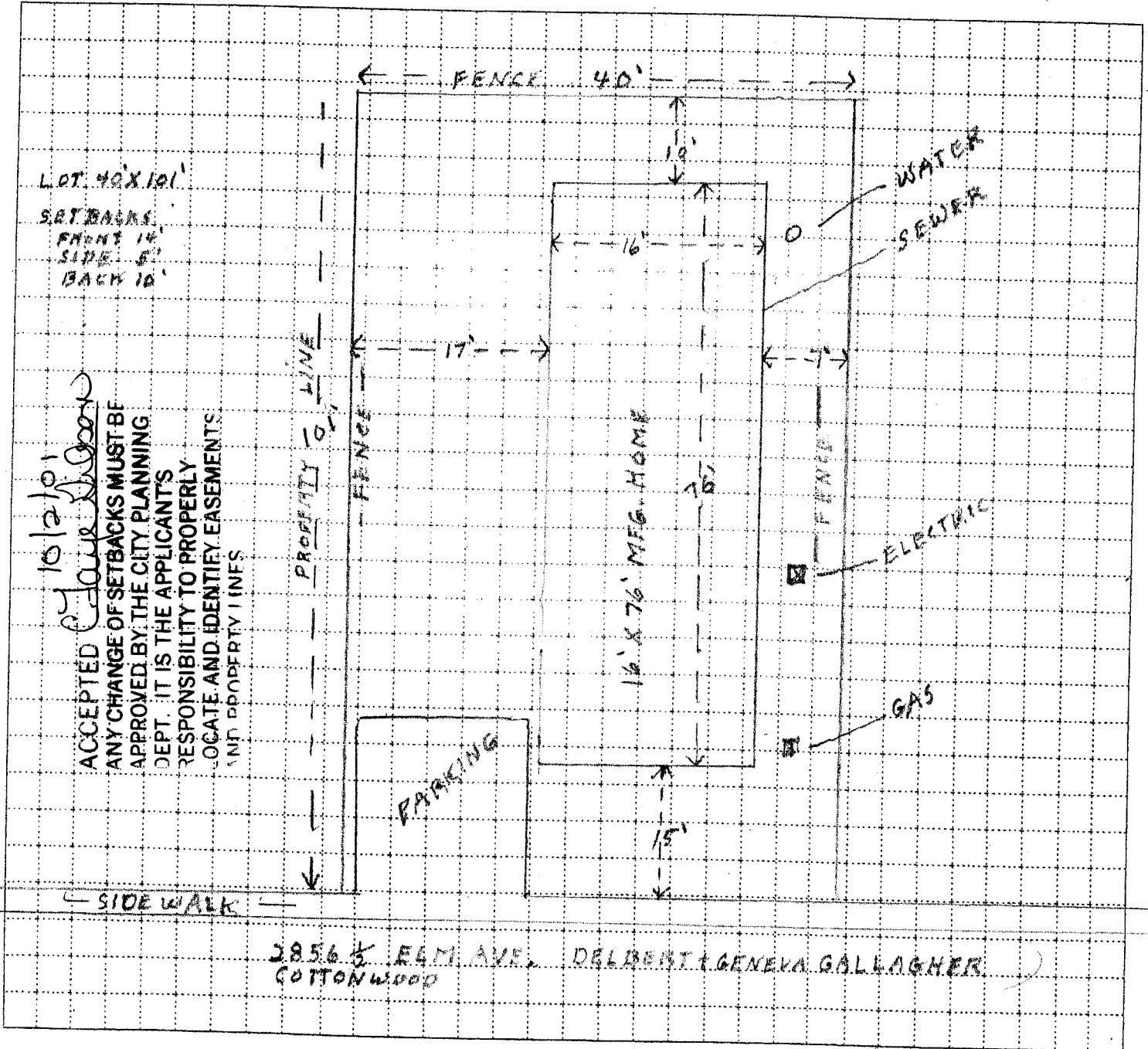
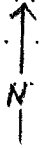
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. . . . . [✓]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. . . . . [✓]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). . . . . [✓]
4. All **easements** and **rights-of-way** on the property. . . . . [✓]
5. All **other structures** on the property. . . . . [✓]
6. All **streets** adjacent to the property and street names . . . . . [✓]
7. All existing and proposed **driveways**. . . . . [✓]
8. Location of existing and/or **proposed parking** and **number of spaces**. . . . . [✓]

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.



NOT TO SCALE