

FEE \$	5 <sup>00</sup>
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 406 West Grand SQ. FT. OF PROPOSED BLDGS/ADDITION — NA  
 TAX SCHEDULE NO. 2945-151-00-079 SQ. FT. OF EXISTING BLDGS 600  
 SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED — NA  
 FILING — BLK — LOT — NO. OF DWELLING UNITS:  
 Before: 1 After: 0 this Construction  
 (1) OWNER May Lynn M<sup>c</sup> Nutt NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 0 this Construction  
 (1) ADDRESS 2087 Hodisha Ct USE OF EXISTING BUILDINGS VACANT  
 (1) TELEPHONE 970-242-6374 DESCRIPTION OF WORK & INTENDED USE DEMOLISH  
 (2) APPLICANT Charles M<sup>c</sup> Nutt TYPE OF HOME PROPOSED: NA  
 (2) ADDRESS 2087 Hodisha Ct \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 970 242-6374 \_\_\_\_\_ 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 \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side DEMO ONLY from PL Rear \_\_\_\_\_ from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions Demo Only  
 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 Charles M<sup>c</sup> Nutt Date 11/9/01  
 Department Approval Santa Castillo Date 11/9/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Demo Only</u>
Utility Accounting <u>AM Cole</u>	Date <u>11/9/01</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)