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

BLDG PERMIT NO. 80624

AM



Your Bridge to a Better Community

BLDG ADDRESS 669 Hwy 50 #10 SQ. FT. OF PROPOSED BLDGS/ADDITION 1050
 TAX SCHEDULE NO. 2945-262-00-024 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Green Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 1,050
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER NITA SALTZMAN NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 669 Hwy 50 #10 USE OF EXISTING BUILDINGS Resident
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE Moving in trailer
 (2) APPLICANT VERNON COLTHARP TYPE OF HOME PROPOSED:
 (2) ADDRESS 669 Hwy 50 #27 _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 241-2490 Manufactured Home (HUD)
 _____ 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) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater
 Side from PL Rear _____ from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 CENSUS 13 TRAFFIC 87 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 Vernon Coltharp Date 7-3-01
 Department Approval Wesley Hagan Date 7/3/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing Premis</u>
Utility Accounting <u>Kate Hart</u>	Date <u>7/3/01</u>	<u>Billed under mobile phone</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code) 11793