

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82524



Your Bridge to a Better Community

2322 Hwy 6+50 SP67
 BLDG ADDRESS GRAND JUNCTION CO. 81505 SQ. FT. OF PROPOSED BLDGS/ADDITION 950

TAX SCHEDULE NO. 2945-052-00-007 SQ. FT. OF EXISTING BLDGS ---

SUBDIVISION MOBILE CITY MOB. HOME PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 950

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER KATHRYN A. TEDDER Before: 1 After: 1 this Construction

(1) ADDRESS 2322 Hwy 6+50 SP67 GRAND Jct. CO 81505 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 242-2677 Before: 1 After: 1 this Construction

(2) APPLICANT HOME SMART HOMES USE OF EXISTING BUILDINGS _____

(2) ADDRESS 2322 Hwy 6+50 GRAND Jct. 81505 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE

(2) TELEPHONE 242-4444 TYPE OF HOME PROPOSED:

Site Built _____ Manufactured Home (UBC) PAD

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 X

or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side _____ from PL, Rear _____ from PL Special Conditions _____

Maximum Height approved per plan CENSUS _____ TRAFFIC _____ 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 Bolt Hargis Date _____

Department Approval C. Gay Gibson Date 11/30/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Beusley</u>		Date <u>11/30/01</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. [4]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. [4]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). [4]
4. All **easements** and **rights-of-way** on the property. [4]
5. All **other structures** on the property. [4]
6. All **streets** adjacent to the property and street names [4]
7. All existing and proposed **driveways**. [4]
8. Location of existing and/or **proposed parking** and **number of spaces**. [4]

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

