

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

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

BLDG PERMIT NO. 79296



SS-2000-218

Your Bridge to a Better Community

BLDG ADDRESS 119 Rio Grande Drive SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2943-072-02-007 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Manley Heights TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT 2

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) OWNER Marilynn Wood

(1) ADDRESS 119 Rio Grande Drive

(1) TELEPHONE 523-6711

USE OF EXISTING BUILDINGS Residence

(2) APPLICANT Parkerson Construction DESCRIPTION OF WORK & INTENDED USE Moving over

(2) ADDRESS 710 South 15th St. TYPE OF HOME PROPOSED:
Sewer & water tap

(2) TELEPHONE 242-8134

Site Built _____ Manufactured Home (UBC) _____
 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 RMF-5 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear _____ from PL

Permanent Foundation Required: YES _____ NO _____

Parking Req'mt _____

Special Conditions _____

Maximum Height _____

CENSUS _____ TRAFFIC _____ 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 Stacy Whitcomb Date 3-29-01

Department Approval Pete Pich Date 4-3-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13853</u>
Utility Accounting	<u>Patricia Kanover</u>		Date <u>4-3-01</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)