

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

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

BLDG PERMIT NO. 42003



Your Bridge to a Better Community

13776-8605
 BLDG ADDRESS 2842 1/2 TEXAS
 TAX SCHEDULE NO. 2943-073-02-050
 SUBDIVISION Cottonwood Meadows
 FILING _____ BLK 5 LOT 10+11
 (1) OWNER Faustina Pacheco
 (1) ADDRESS 2842 1/2 TEXAS
 (1) TELEPHONE (970) 243-4009
 (2) APPLICANT JUNE CORR
 (2) ADDRESS 589 W. Indian Cr. #2
 (2) TELEPHONE (970) 242-7927
(work) 241-4886 x10

*SQ. FT. OF PROPOSED BLDGS/ADDITION 1180
 SQ. FT. OF EXISTING BLDGS _____
 TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE Prepare foundation for tie down of mobile home
 TYPE OF HOME PROPOSED: move in manufactured home
 _____ Site Built _____ Manufactured Home (UBC) home
 Manufactured Home (HUD) CFB 10/18/01
 _____ 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
 SETBACKS: Front 14' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL
 Maximum Height _____

Maximum coverage of lot by structures 70%
 Permanent Foundation Required: YES _____ NO
 Parking Req'mt _____
 Special Conditions _____
 CENSUS 7 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).

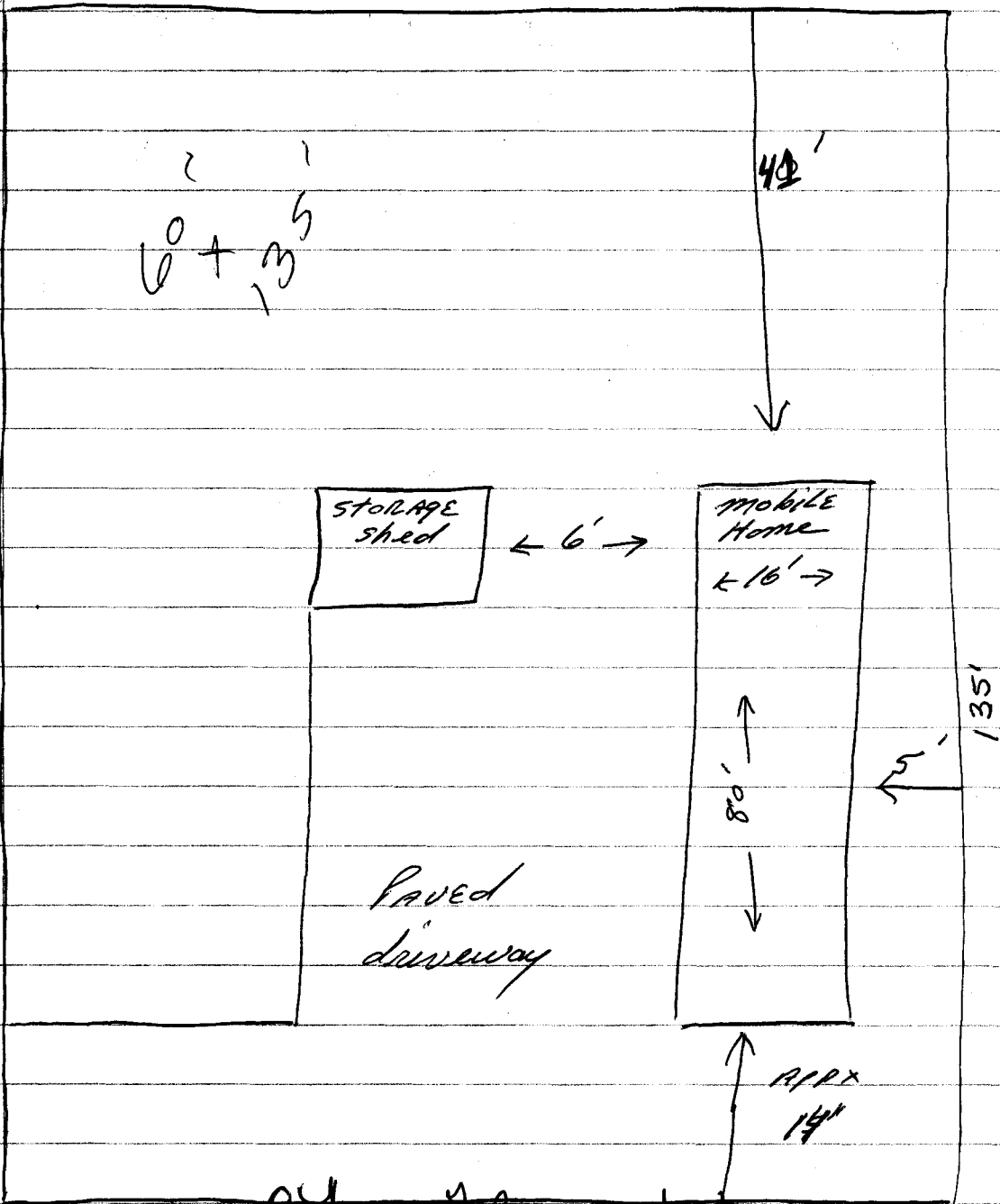
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jerry Shipley Date 10/18/01
 Department Approval Pat Bushman Date 10-18-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg</u>
Utility Accounting <u>[Signature]</u>		Date <u>10-18-01</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)

Site Plan
2842 1/2 TEXAS



ACCEPTED *C. Jaye Nelson* 10/19/01
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES