

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

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

BLDG PERMIT NO. 81679



Your Bridge to a Better Community

BLDG ADDRESS 538 Willow Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 900

TAX SCHEDULE NO. 2943-073-02-040 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Cat Howard Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED 900

FILING Blk 2, 1st sub, Tula Sub. + 2nd replat Loc 6-15 Tula Sub. NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER Gene Turley / Josh Vaughn NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) ADDRESS \_\_\_\_\_ USE OF EXISTING BUILDINGS residential

(1) TELEPHONE (970) 242-5868 DESCRIPTION OF WORK & INTENDED USE Manufactured home placement - residence

(2) APPLICANT (970) 242-2924 TYPE OF HOME PROPOSED:  
\_\_\_\_ Site Built \_\_\_\_ Manufactured Home (UBC)  
 Manufactured Home (HUD)  
\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2508 Hwy 6 & 50

(2) TELEPHONE (970) 242-2924

**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 70%

SETBACKS: Front 14' garages & carports 20' from property line (PL) Permanent Foundation Required: YES N/A NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req't 2

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 6 TRAFFIC 29 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 [Signature] Date 9-24-01

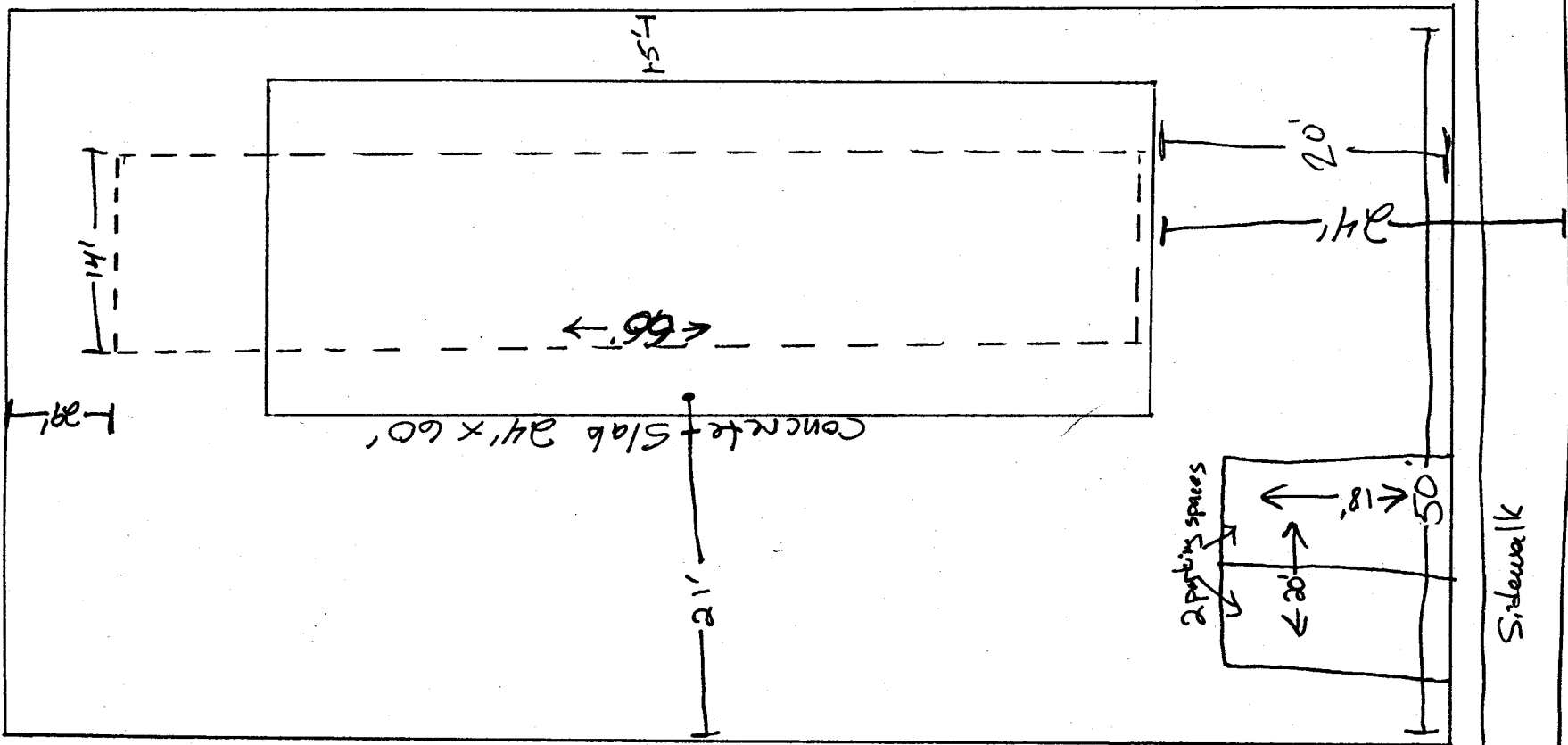
Department Approval [Signature] Date 10-1-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing SWP</u>
Utility Accounting <u>Kat Heet</u>		Date <u>10/1/01</u>	<u>Perm # 08610</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)

N ↑



10/1/01  
ACCEPTED *C. [Signature]*  
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