

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

65397-8448
BLDG ADDRESS 2856 1/2 Elm Ave G.J. SQ. FT. OF PROPOSED BLDGS/ADDITION 1280

TAX SCHEDULE NO 2943-074-07-017 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Cottonwood Mobiles TOTAL SQ. FT. OF EXISTING & PROPOSED 1280

FILING _____ BLK 3 LOT 11 NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

(1) OWNER DILBERT + GENOVA GALLAGHER NO. OF BUILDINGS ON PARCEL

Before: _____ After: _____ this Construction

(1) ADDRESS 2856 1/2 Elm Ave USE OF EXISTING BUILDINGS Midway

(1) TELEPHONE 255-1153 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT SAME TYPE OF HOME PROPOSED:

Site Built _____ Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) 16' x 80'

(2) ADDRESS _____

(2) TELEPHONE same

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 14' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO X

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2 provide off street parking please

Maximum Height _____

Special Conditions _____

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 Dilbert + Genova Gallagher Date 10-31-02

Department Approval J. C. Faye Nelson Date 10/31/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting	<u>Markell</u>		Date <u>10/31/02</u>

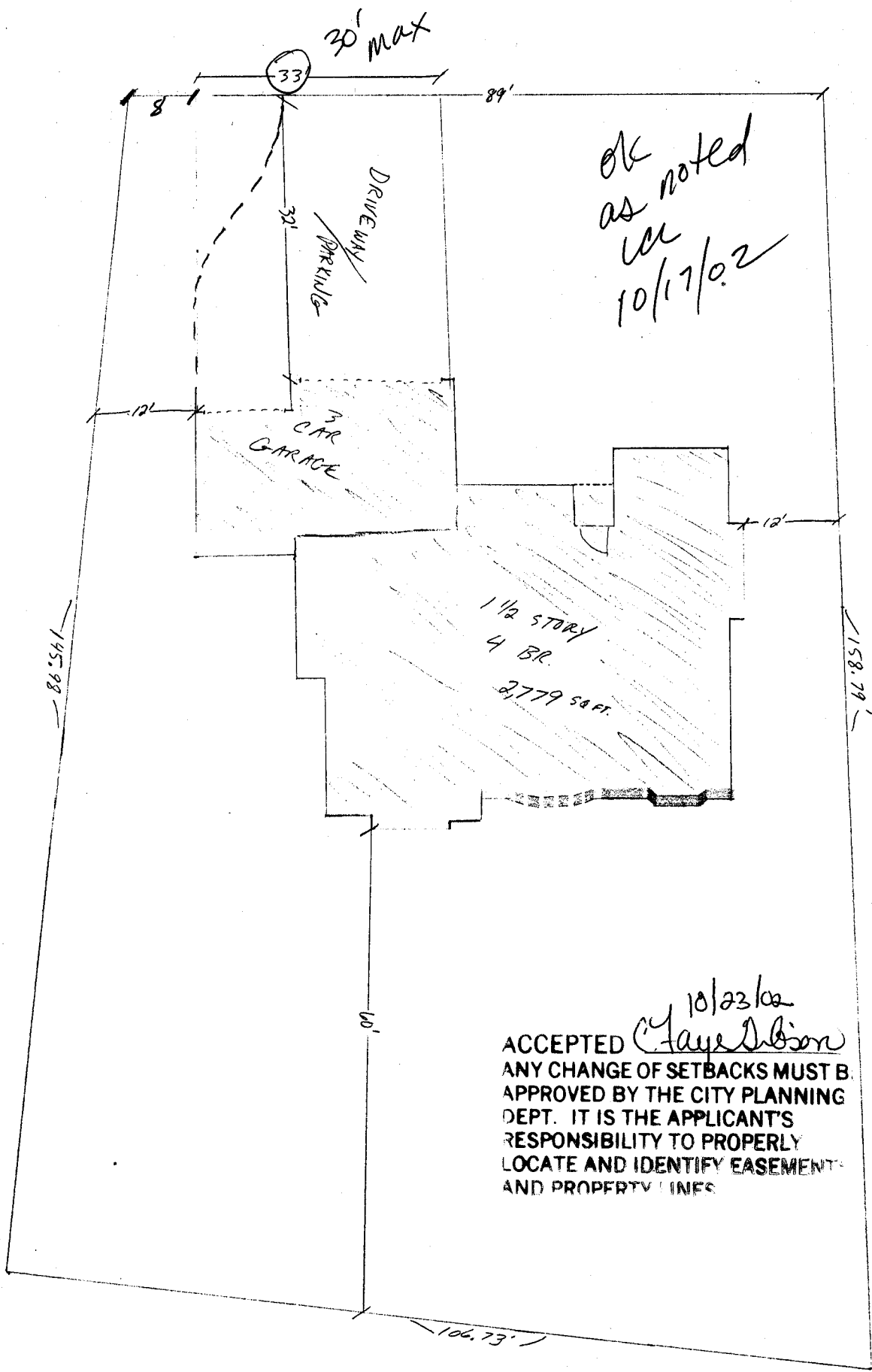
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



ok as noted
 10/17/02

1 1/2 STORY
 4 BR.
 2,779 SQ. FT.

687 TOWNHILL TRAIL
 TAX # 2947-13 48-002

JAY LEITCHER
 470-260-2098

10/23/02
 ACCEPTED *Jay Leitcher*
 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