


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

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

BLDG PERMIT NO.	86958
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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 DELBERT + 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:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE same Manufactured Home (HUD)
 Other (please specify) 16' x 80'

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) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2 provide off street parking please
 Maximum Height _____ Special Conditions _____
 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).

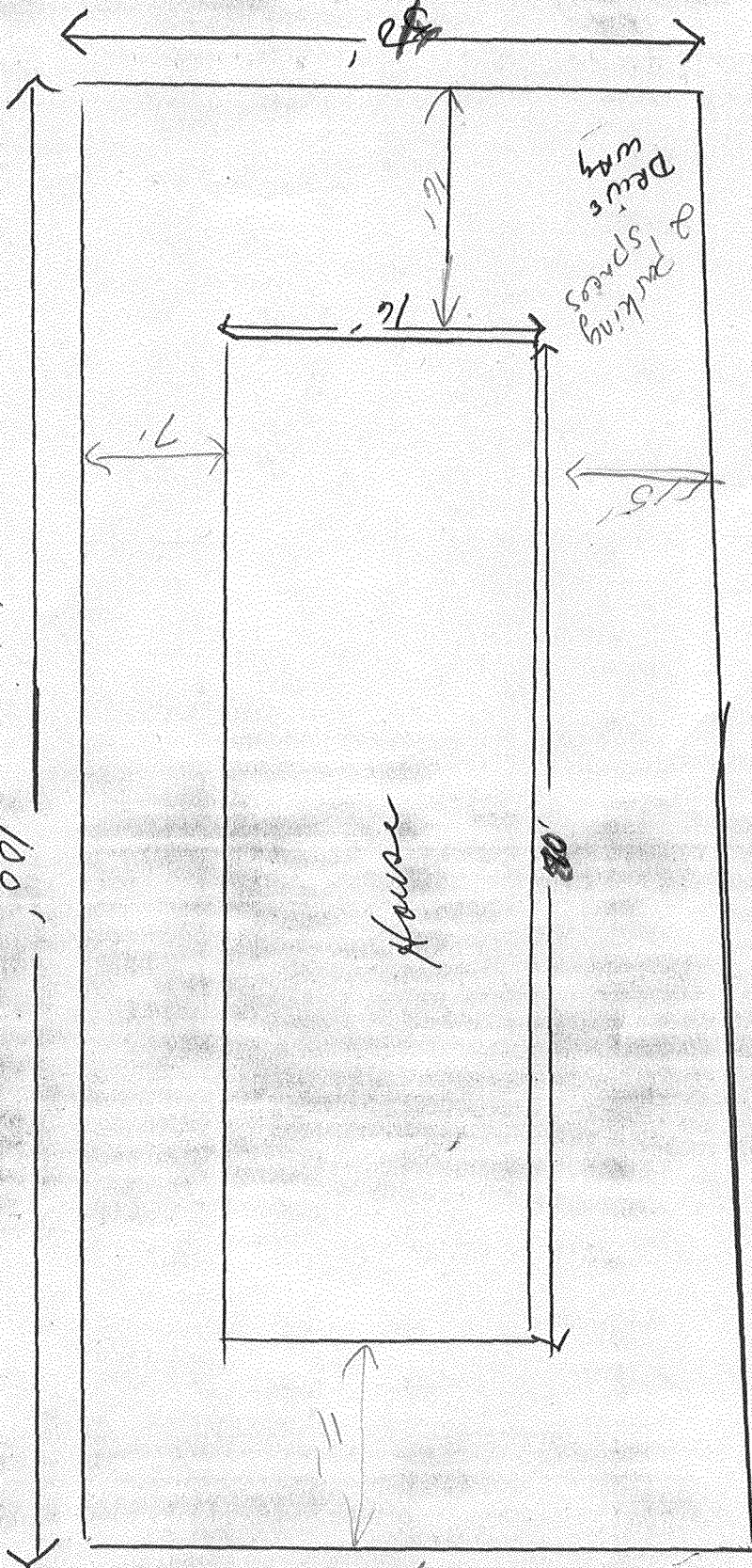
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Delbert Gallagher + Genova 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)



ACCEPTED *E. F. ...*
 10/31/07
 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