

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 87222



Your Bridge to a Better Community

BLDG ADDRESS 2858, 5 Elm Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1173

TAX SCHEDULE NO. 2943-074-09-016 SQ. FT. OF EXISTING BLDGS 760

SUBDIVISION Cottonwood Meadows Mobile Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1173

FILING _____ BLK 5 LOT 2

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

(1) OWNER Jay E + LEAN L. GONCALVES

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

(1) ADDRESS 2685 DANE HAME 81506

USE OF EXISTING BUILDINGS Dwelling

(1) TELEPHONE 970-241-2297

DESCRIPTION OF WORK & INTENDED USE Single Family Home

(2) APPLICANT _____

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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

Side 5' from PL, Rear 10' from PL

Parking Req'mt _____

Maximum Height 70%

Special Conditions Manufactured Home will be on a permanent foundation

CENSUS 6 TRAFFIC 30 ANNEX# 40

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 Jay E. Goncalves

Date 11/20/02

Department Approval C. Jay Jensen

Date 11/21/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
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Utility Accounting <u>L. Beasley</u>	Date <u>11/21/02</u>
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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)