

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. None



Existing E&W credit Prem # 847 for sewer needs 3/4" water PIF and meter if not existing in ground to be checked by pipeline

BLDG ADDRESS 406 W. Grand SQ. FT. OF PROPOSED BLDGS/ADDITION 1050

TAX SCHEDULE NO. 2945-151-00-079 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION - TOTAL SQ. FT. OF EXISTING & PROPOSED 1050

FILING - BLK - LOT - NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Darren Davidson NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2030 Wenatchee Way USE OF EXISTING BUILDINGS -

(1) TELEPHONE 216-2999 DESCRIPTION OF WORK & INTENDED USE New Manufactured

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

(2) ADDRESS 2070 S. Broadway

(2) TELEPHONE 234-2000

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 Rmf-8 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 9 TRAFFIC 11 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 _____

Department Approval [Signature] Date 1/4/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/NO
Utility Accounting	<u>[Signature]</u>	Date	<u>1/4/02</u>

Sewer Only
Sewer Prem # 847

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1/4/02

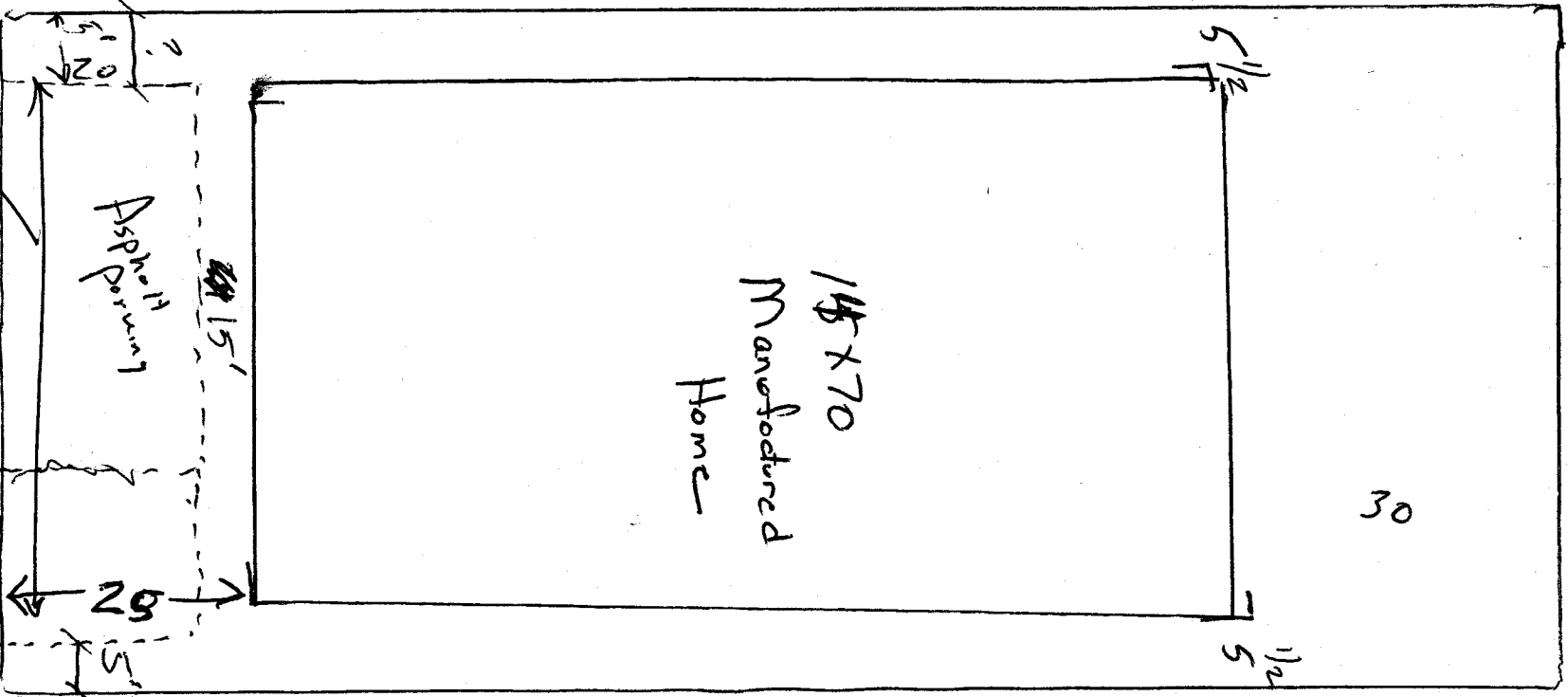
C. Jane Gibson

ACCEPTED
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.

1/4/02
DANCE OR
DRIVE

DRIVE WIDTH = 15 FT

width?



25

30

15 X 70
Manufactured
Home

125

width