

FEE \$	10.00
TCP \$	500.00
SIF \$	0

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

BLDG PERMIT NO. 83269



Your Bridge to a Better Community

BLDG ADDRESS 408 W. Grand SQ. FT. OF PROPOSED BLDGS/ADDITION 1050

TAX SCHEDULE NO. 2945-151-00-077 SQ. FT. OF EXISTING BLDGS 0

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

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

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

(1) ADDRESS 2030 Weninger Way Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS -

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

(2) APPLICANT Steve Voytilla TYPE OF HOME PROPOSED:

(2) ADDRESS 2070 S. Broadway Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 234-2000 Other (please specify) _____

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 Bmf-8 Maximum coverage of lot by structures 3590

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 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 [Signature] Date _____

Department Approval [Signature] Date 1/4/02

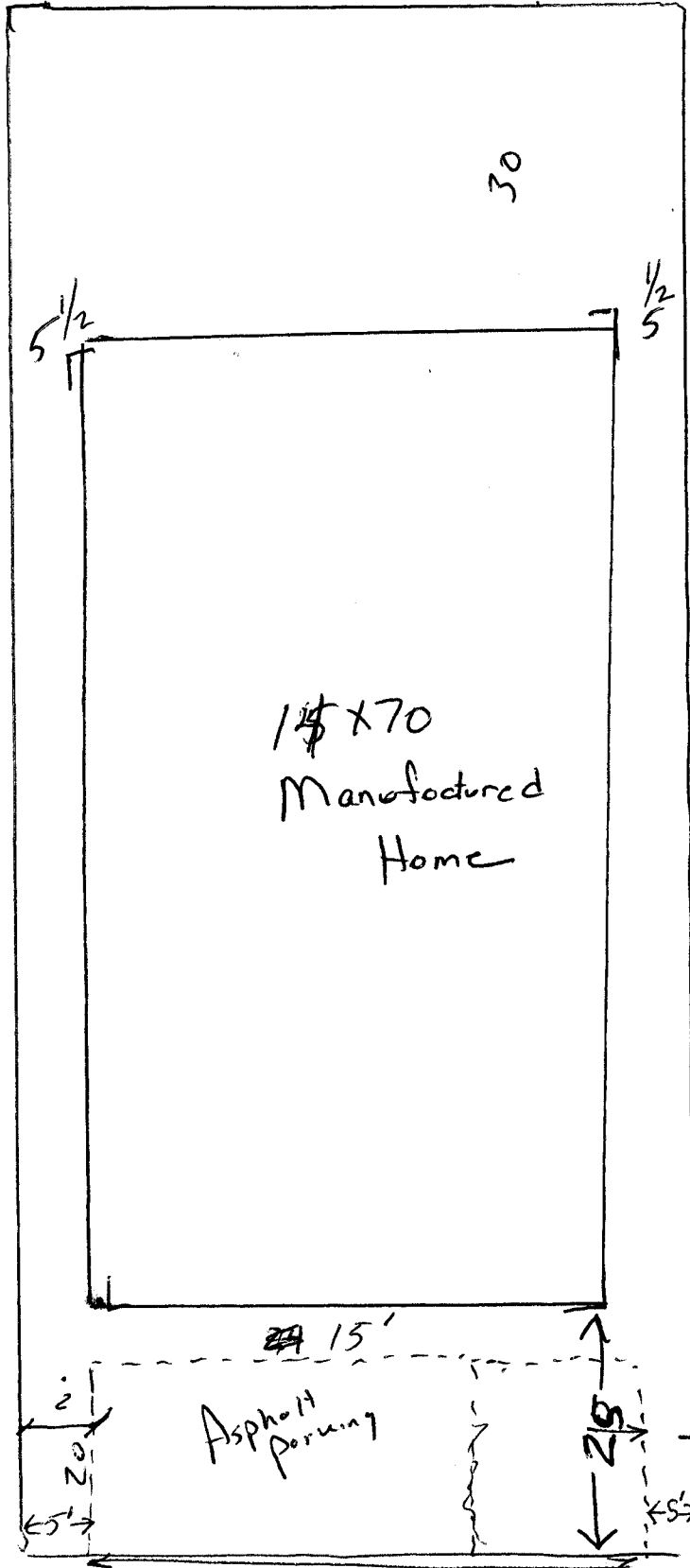
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>14474</u>
Utility Accounting <u>Kate Olsberry</u>	Date <u>1/4/02</u>		

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)

25

1/4/02
C. Foye
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.



DRIVE ON
DUAL
1/4/02

~~DRIVE ON~~
DRIVE WIDTH = 15 FT