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

BLDG ADDRESS *591 Pioneer*　　SQ. FT. OF PROPOSED BLDGS/ADDITION *8 X 10*

TAX SCHEDULE NO. *2943-081-41-007* SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION *Cody* 　　　TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
Before: ___/___ After: ___/___ this Construction

(1) OWNER *A GENOUA*　　NO. OF BUILDINGS ON PARCEL
Before: ___/___ After: _____ this Construction

(1) ADDRESS *591 Pioneer Rd*

USE OF EXISTING BUILDINGS *Home*

(1) TELEPHONE *245-2369*

DESCRIPTION OF WORK & INTENDED USE *STORAGE*

(2) APPLICANT *A GENOUA*

TYPE OF HOME PROPOSED:

(2) ADDRESS *591 Pini*
_____ Site Built　_____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)

(2) TELEPHONE *245-2369*
_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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 *20'* 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 _____

Special Conditions _____

Maximum Height _____

CENSUS _____ TRAFFIC _____ ANNX# _____

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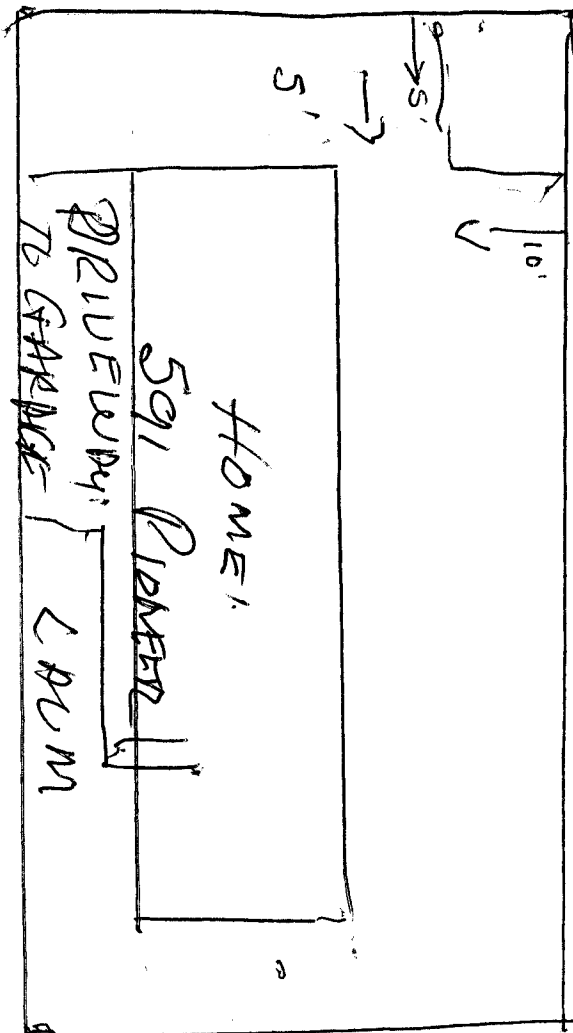
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature *A Genoua*　　Date *7-9-02*

Department Approval *Pat Bushman*　　Date *7-9-02*

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. ____
Utility Accounting *Shaffe*		Date *7/9/02*	

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)*

GREENField Sub-

HOME: 591 Pioneer

DRIVEWAY! To Garage

CMUM

PIONEER Rd

PETHER ODZ Rd

5'

10'

5'