

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

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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 593 PIONEER RD SQ. FT. OF PROPOSED BLDGS/ADDITION 96

TAX SCHEDULE NO. 2943-081-41-008 SQ. FT. OF EXISTING BLDGS 1196

SUBDIVISION CODY TOTAL SQ. FT. OF EXISTING & PROPOSED 1292

FILING 4 BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) OWNER LINDA WITHEM (WELLS)
 (1) ADDRESS 593 PIONEER RD.
 (1) TELEPHONE 970-255-8641
 (2) APPLICANT LINDA WITHEM (WELLS)
 (2) ADDRESS SAME
 (2) TELEPHONE SAME

USE OF EXISTING BUILDINGS STORAGE

DESCRIPTION OF WORK & INTENDED USE _____

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 PD Maximum coverage of lot by structures _____

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 _____

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ 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).

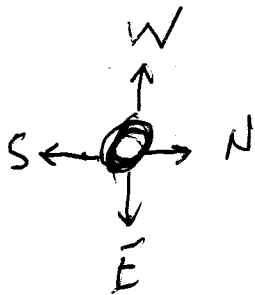
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Linda Withem Date _____
 Department Approval C. Taryn Gibson Date 5/28/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no design</u>
Utility Accounting	<u>Rettie L Panover</u>		Date <u>5-28-02</u>

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

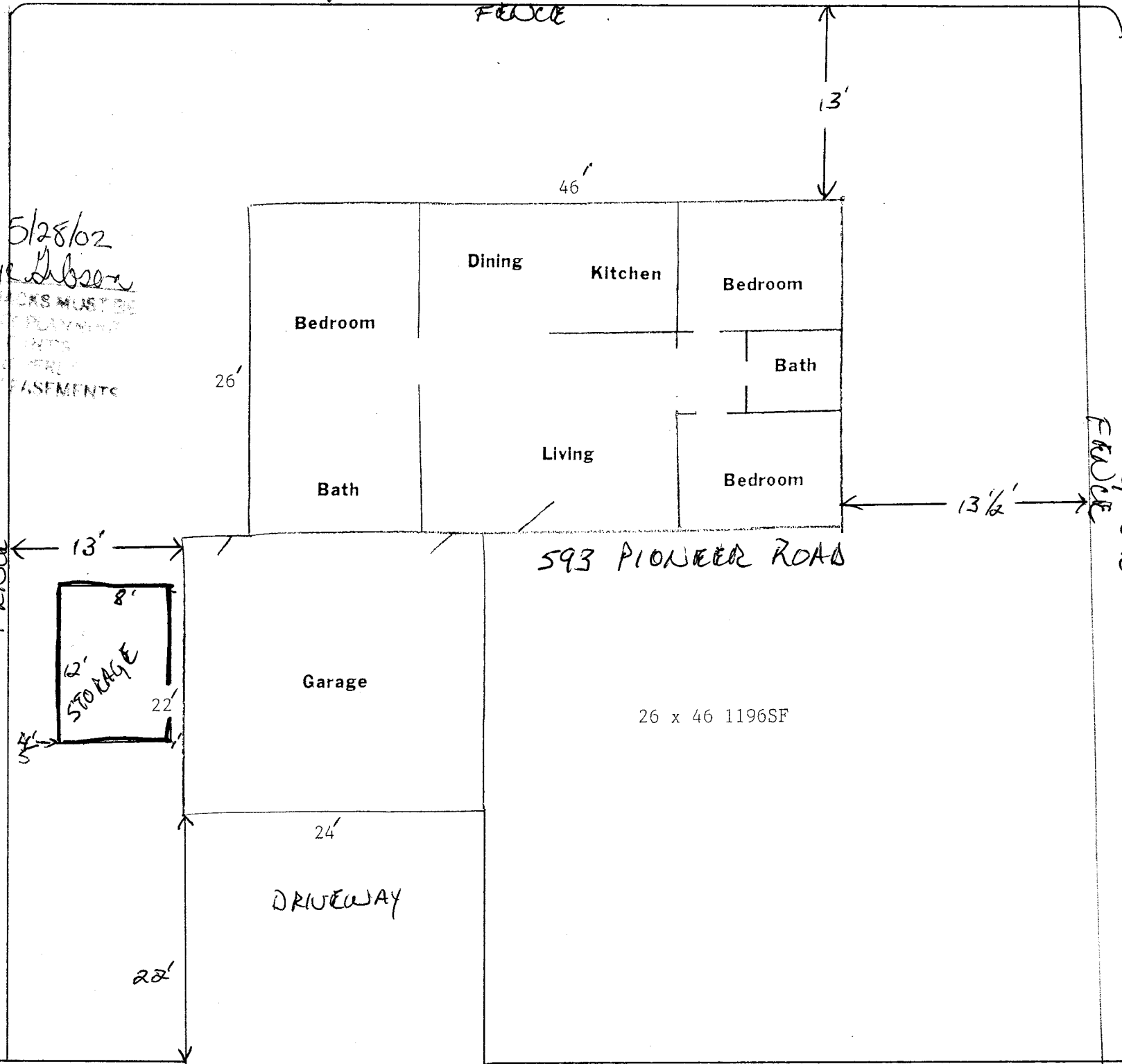
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



NEIGHBOR FENCE Note: Not To Scale

5/28/02
ACCEPTED *C. Faye Gibson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE PLANNING
COMMISSION AND THE
CITY ENGINEER
DATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

NEIGHBOR FENCE



NEIGHBOR FENCE