

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

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

BLDG PERMIT NO. 85038



Your Bridge to a Better Community

*(Handwritten initials)*

BLDG ADDRESS 538 Willow Rd SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2943-073-02-040 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Cottonwood Meadows TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK 5 LOT 5 NO. OF DWELLING UNITS:  
Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) OWNER Donald G. Turley NO. OF BUILDINGS ON PARCEL  
Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 535 Willow Rd. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-242-5868 DESCRIPTION OF WORK & INTENDED USE Set a Double Wide Home 28' x 44'

(2) APPLICANT Same TYPE OF HOME PROPOSED:  
\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 Manufactured Home (HUD)  
\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 560 29 1/2 Rd #106

(2) TELEPHONE 970-263-4764

**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 70%

SETBACKS: Front 14' 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 6 TRAFFIC 30 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 James A. Clark Date 6-14-02

Department Approval Dayleen Henderson Date 6-14-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>James A. Clark</u>		Date <u>6/14/02</u>

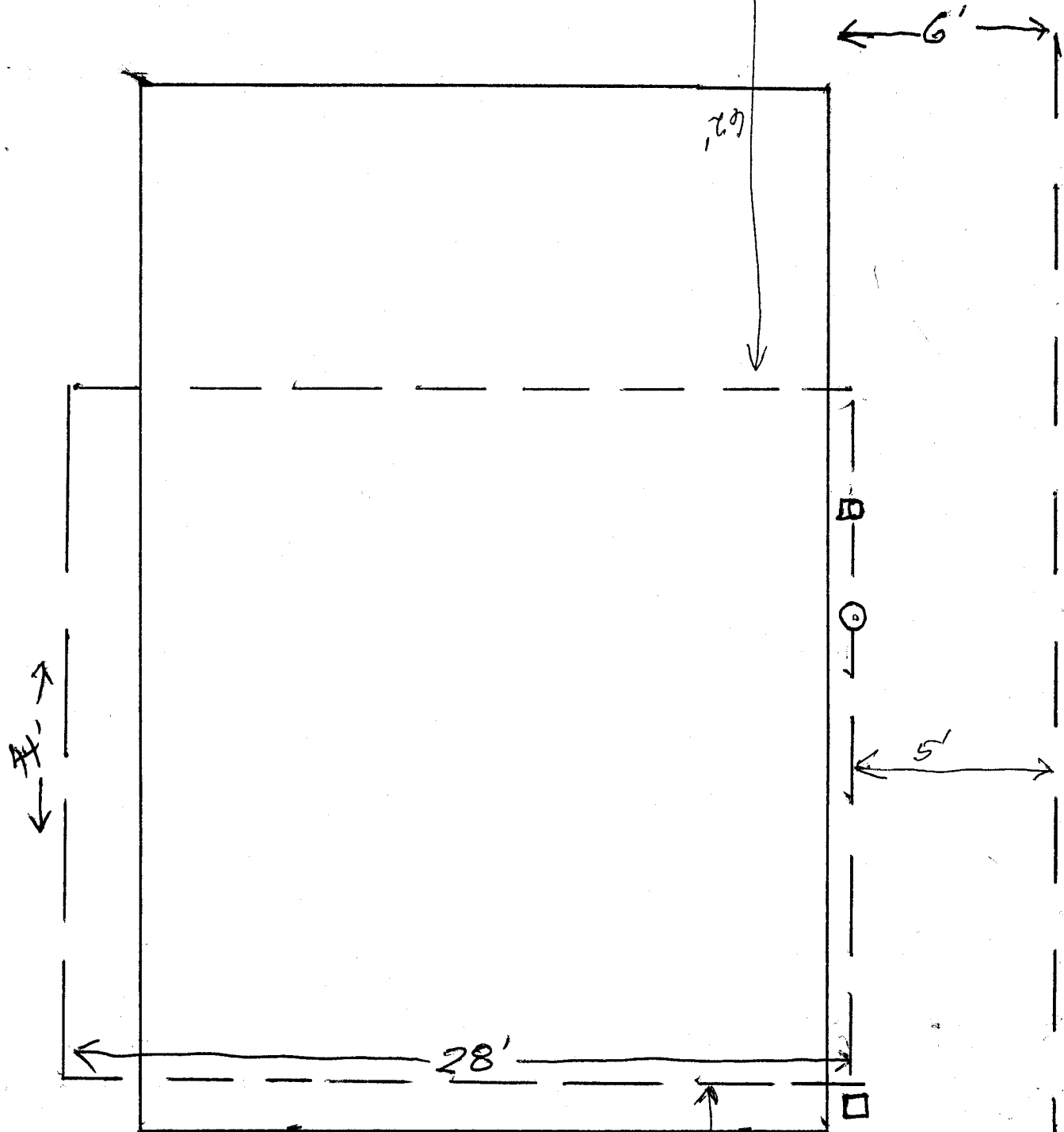
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Gene Turley

P.l.b.

Ken Stanton State Inspector  
242-2644 A.I. Inspections



6-14-02  
 ACCEPTED Dayleen Henderson  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

14' ~~ft.~~

property line

