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

BLDG PERMIT NO. 90560



Your Bridge to a Better Community

504 91-8483
 BLDG ADDRESS 2862 HALL AVE
 TAX SCHEDULE NO. 2943-074-04-022
 SUBDIVISION Cottonwood Meadows
 FILING _____ BLK 4 LOT 22
 (1) OWNER Michael J. Kiefel
 (1) ADDRESS 2862 HALL AVE
 (1) TELEPHONE 255-9377
 (2) APPLICANT SAME
 (2) ADDRESS _____
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 1,904
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 1,904
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE Moving in Modular Home
 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 14' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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 Michael J. Kiefel Date _____
 Department Approval Misha Dragon Date 7-15-03

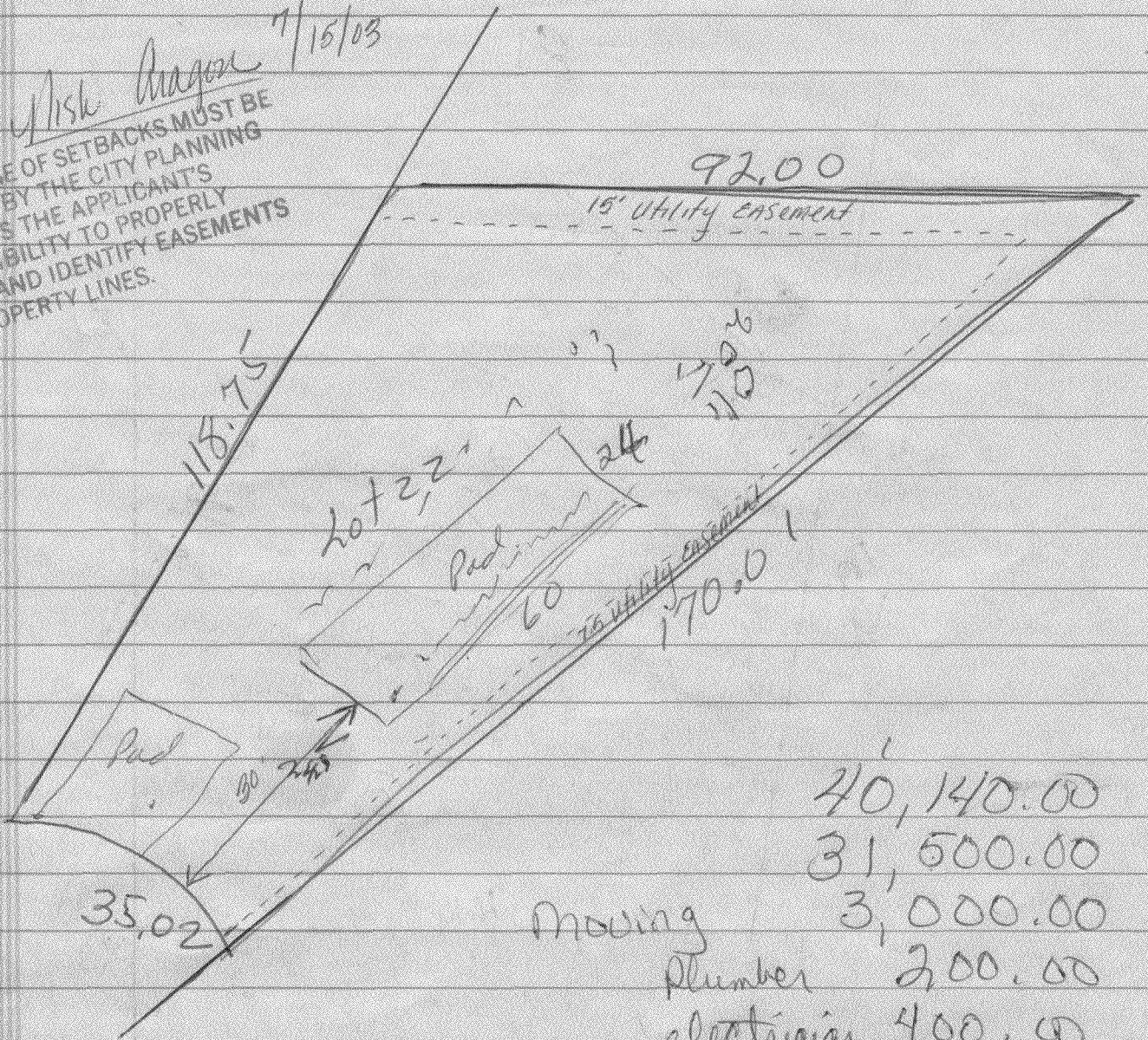
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing</u>
Utility Accounting	<u>Dottie Kasper</u>	Date	<u>7-15-03</u>

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

Gayline

Wisk Aragon 7/15/03

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.



	40,140.00
	31,500.00
Moving	3,000.00
Plumber	200.00
electrician	400.00
	<u>\$ 75,240.00</u>