

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

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

BLDG PERMIT NO. _____



Building Address 7184 10885 2625 H RD
Parcel No. 270135251 001
Subdivision _____
Filing _____ Block _____ Lot _____

No. of Existing Bldgs 3 Proposed _____
Sq. Ft. of Existing Bldgs _____ Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name DANIEL MUNDY
Address 2625 H RD
City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name DURA SYSTEMS INC
Address 902 HWY 50
City / State / Zip GRAND JUNCTION, CO 81503
Telephone 970 245-6898

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: GREEN HOUSE ADDITION

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 RSF-1 Maximum coverage of lot by structures 20%
SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO
Side 15'/3' from PL Rear 30'/10' from PL Parking Requirement 2
Maximum Height of Structure(s) 35' Special Conditions _____
Voting District B Driveway Location Approval _____
(Engineer's Initials)

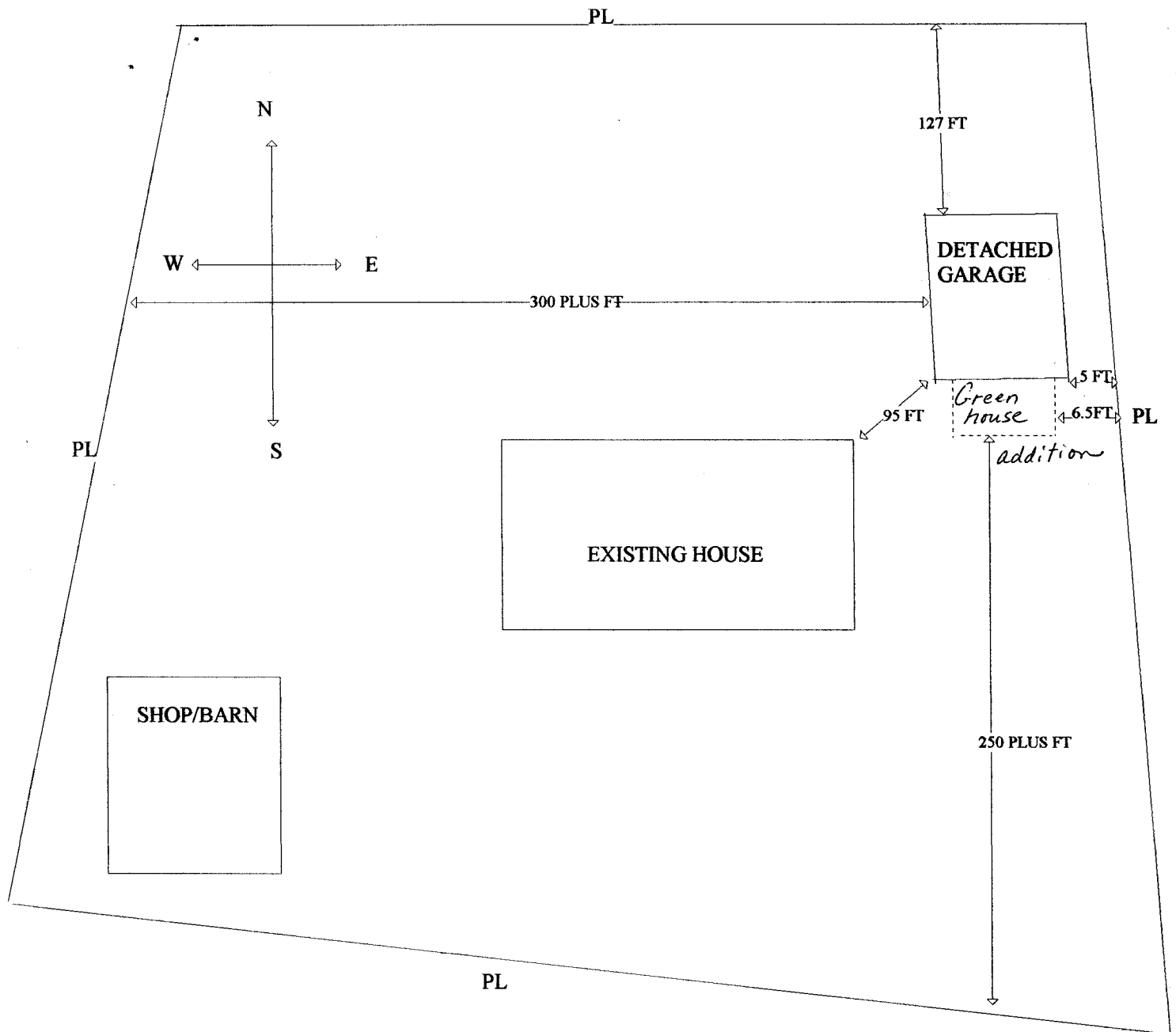
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 William Tiefenbach Date 9 Dec 03
Department Approval Gayleen Henderson Date 12-9-03

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	WHO	<u>Greenhouse</u>
Utility Accounting	<u>Ruthi Kauer</u>		Date	<u>12/9/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



12-9-03 *Gayleen Henderson*
 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.