

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 90114



Your Bridge to a Better Community

805sq
Shed

BLDG ADDRESS 2322 Hwy 6-50 #51 SQ. FT. OF PROPOSED BLDGS/ADDITION 1,280sq

TAX SCHEDULE NO. 903-880-2945-052-00-067 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION MOBILE CITY TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1,280sq~~

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS: 1,360sq

(1) OWNER JOE RODRIGUES Before: 0 After: 1 this Construction

(1) ADDRESS 2322 Hwy 6-50 #51 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970-219-4981 Before: 0 After: 1 this Construction

(2) APPLICANT Joe Rodrigues USE OF EXISTING BUILDINGS Dwelling

(2) ADDRESS 2322 Hwy 6-50 #51 DESCRIPTION OF WORK & INTENDED USE Set Manufactured Home

(2) TELEPHONE 970-219-4981 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 _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear Per pink regulations from PL Parking Req'mt _____

Maximum Height _____ Special Conditions Shed needs to meet

CENSUS RMF-8 TRAFFIC _____ ANNEX# _____
25' front 3' side 5' Rear

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 [Signature] Date 6/23/03

Department Approval [Signature] Date 6/24/03

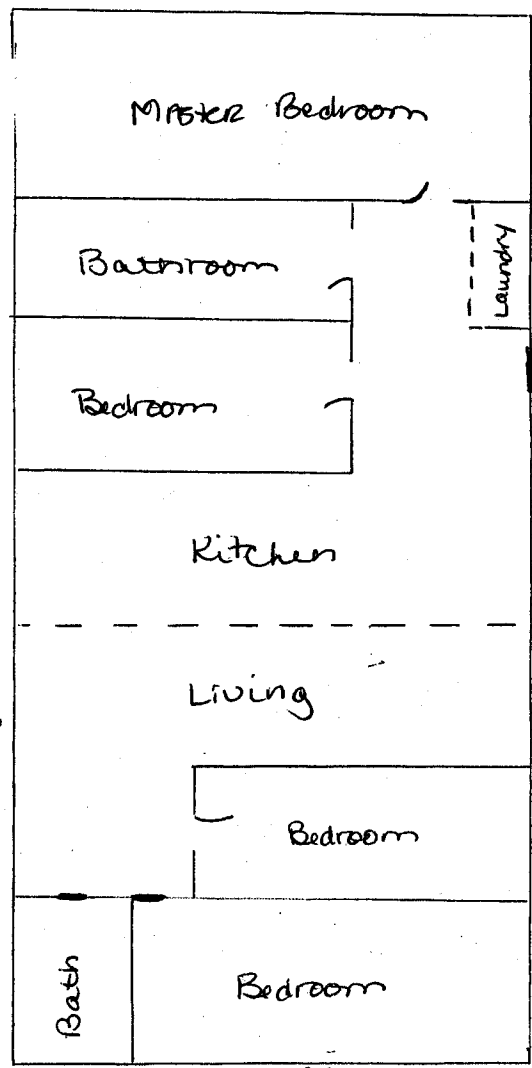
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>6/24/03</u>

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)

425 111 38 67

← 20 Ft. →



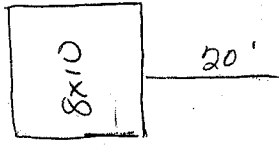
← 30 Ft →

← 30 Ft →

← 76 Ft →

← 15 Ft →

← 71 →



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. AS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

John [Signature] 4/24/08