

FEE \$ <u>100⁰⁰</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 296 Mountain View G.I. SQ. FT. OF PROPOSED BLDGS/ADDITION 168
 TAX SCHEDULE NO. 2945-251-00044 SQ. FT. OF EXISTING BLDGS 800
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 980
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) OWNER Roy Plemans
 (1) ADDRESS Torrington Wyoming
 (1) TELEPHONE _____
 (2) APPLICANT Willie Gonzales
 (2) ADDRESS 296 Mtn View
 (2) TELEPHONE 741-7612
 USE OF EXISTING BUILDINGS CAR PORT
 DESCRIPTION OF WORK & INTENDED USE CAR PORT
 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5/3 from PL, Rear 10/5 from PL Parking Req'mt _____
 Maximum Height 35 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).

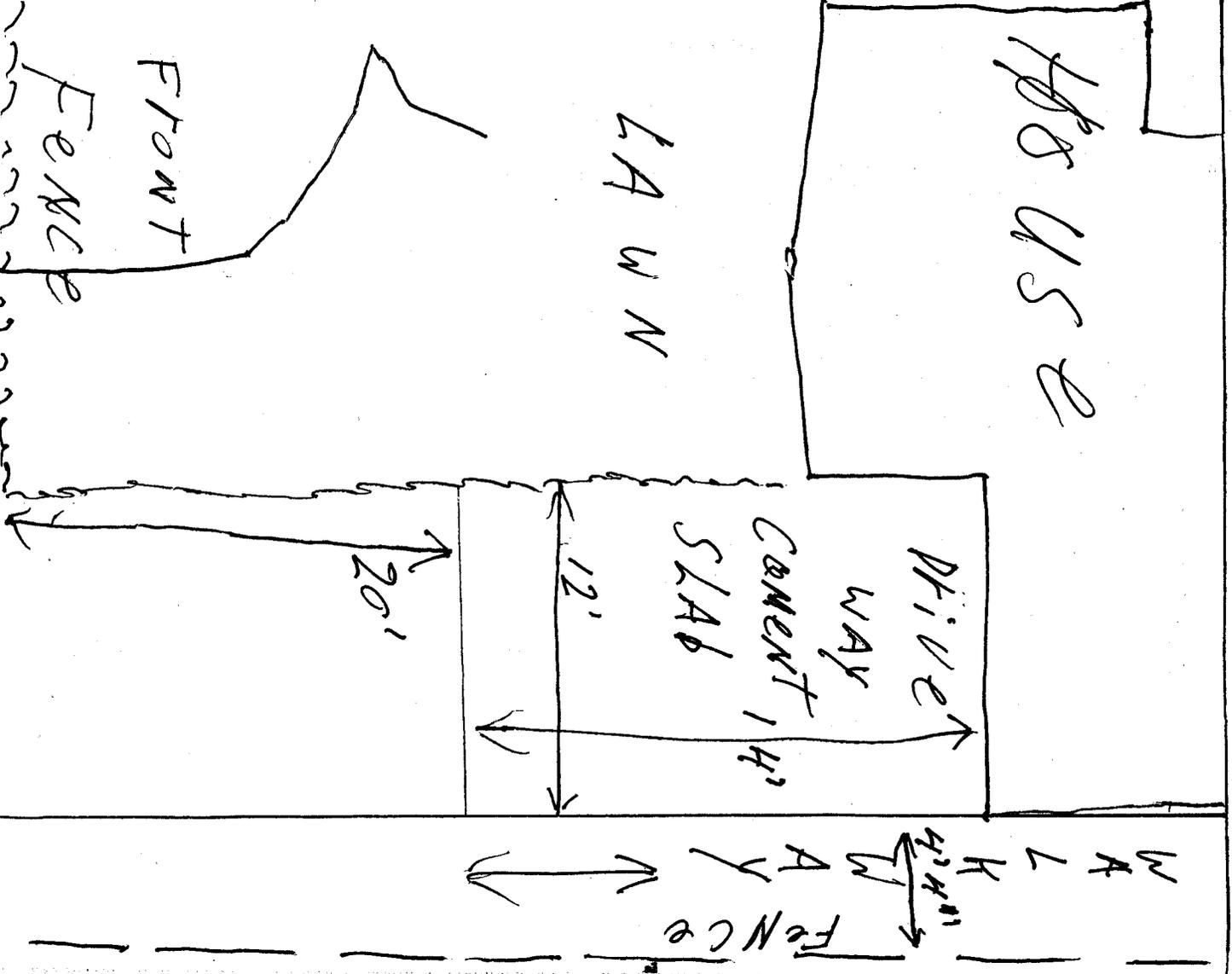
Applicant Signature Willie Gonzales Date 7-8-03
 Department Approval Wendy Spurr Date 7/8/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

Back Yard



2445-251-00-044