

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 900029



Your Bridge to a Better Community

BLDG ADDRESS 1914 PALMER STREET SQ. FT. OF PROPOSED BLDGS/ADDITION 1093  
 TAX SCHEDULE NO. 2945-261-32-001 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION JORDAN SUBDIVISION TOTAL SQ. FT. OF EXISTING & PROPOSED 1093  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT #1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER DONALD HAYES NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 1825 DAVID STREET #1 USE OF EXISTING BUILDINGS NONE  
GRAND JCT, CO 81503  
 (1) TELEPHONE (970) 234-8433 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE  
 (2) APPLICANT GOLDEN VILLA HOMES TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2475 HWY 6 E SD GJ, CO 81505 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE (970) 245-9039  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' 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 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC N/A 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 Sharon Ruse Date 6/18/03  
 Department Approval Rt Ronnie Edwards APA Date 6/20/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>6203</u>
Utility Accounting	<u>VMO</u>	Date	<u>6/20/03</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)

