

FEE \$	10.00
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 2856 TEXAS SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_  
 TAX SCHEDULE NO. 2943-074-05-007 SQ. FT. OF EXISTING BLDGS existing carport 300 s.f.  
 SUBDIVISION Cottonwood Meadows MH Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 1300 s.f.  
 FILING \_\_\_\_\_ BLK 1 LOT 7 NO. OF DWELLING UNITS: 6000 s.f. driveway 1900 s.f.  
 Before: 1 After: 1 this Construction  
 (1) OWNER THERON CLASS NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 3 this Construction  
 (1) ADDRESS 560 NORMANDY USE OF EXISTING BUILDINGS CARPORT  
 (1) TELEPHONE 243-9397 DESCRIPTION OF WORK & INTENDED USE build 2nd carport  
 (2) APPLICANT VIRGIL CLASS TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2856 TEXAS \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ Other (please specify) CARPORT

**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 70%  
 SETBACKS: Front 14' / 20' garage & carport 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 \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions .097 acre / 4,429 s.f. lot  
 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).

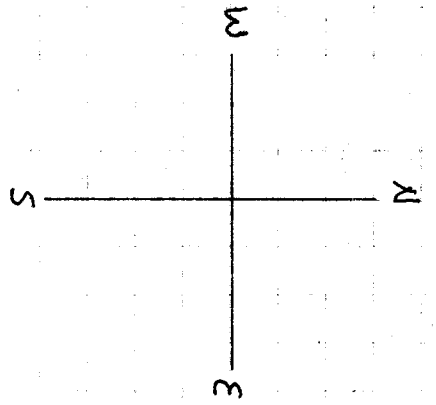
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Wade Wigger Date 5-7-03  
 Department Approval Kathy Portman Date 5-12-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in Use</u>
Utility Accounting <u>Ch Cole</u>	Date <u>5/12/03</u>		

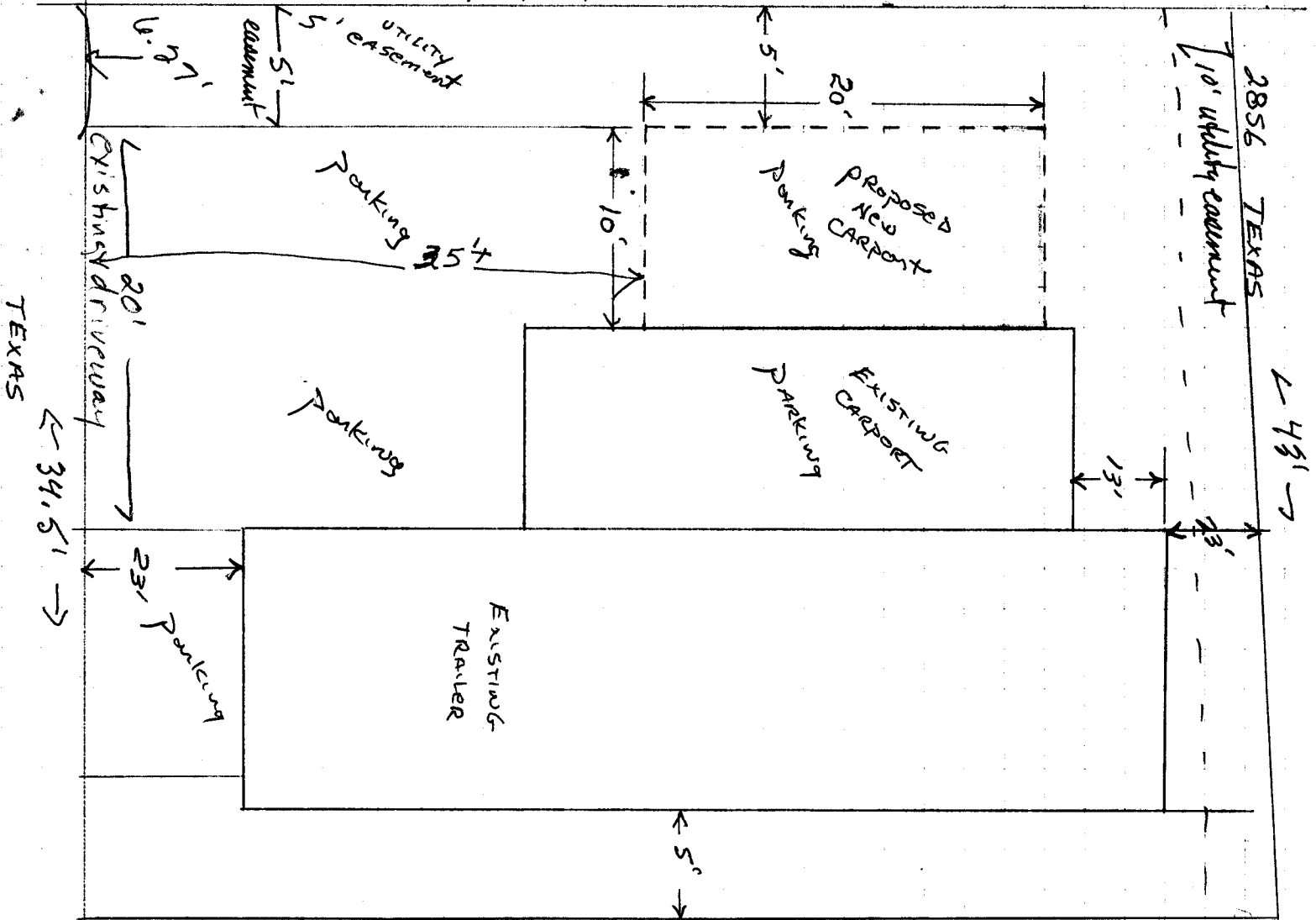
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



← 103' →

property line



property line

ACCEPTED KP 5-12-03  
 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.

Property:  
 THERON CLASS  
 2856 TEXAS