

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 89893



Your Bridge to a Better Community

BLDG ADDRESS 2814 1/2 VILLAGE PARK SQ. FT. OF PROPOSED BLDGS/ADDITION 1356

TAX SCHEDULE NO. 2943-063-44-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION VILLAGE PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 1356

FILING 2 BLK 5 LOT 10

(1) OWNER Lee Hoves

(1) ADDRESS 2495 Industrial

(1) TELEPHONE 234-1091

(2) APPLICANT [Signature]

(2) ADDRESS [Signature]

(2) TELEPHONE [Signature]

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS 0

DESCRIPTION OF WORK & INTENDED USE New Residence

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 RD
 SETBACKS: Front 5' 20' from property line (PL) or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 25' from PL
 Maximum Height 28'

Maximum coverage of lot by structures 50%
 Permanent Foundation Required: YES X NO _____
 Parking Req'mt 2
 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 [Signature] Date 2 JUN 03
 Department Approval [Signature] Date 6/4/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6142</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-4-03</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)

