

FEE \$: 10.00
TCP \$
SIF \$

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

BLDG PERMIT NO. 90051



Your Bridge to a Better Community

Building Address 549 Wasatch
 Parcel No. 2943-074-17-008
 Subdivision Cotton Wood Meadows
 Filing _____ Block 7 Lot 8

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 800
 Sq. Ft. of Lot / Parcel 2750
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Darlene Stene
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Mobile

APPLICANT INFORMATION:

Name Steve Voytilla
 Address 2099 Desert Hill Rd
 City / State / Zip Grand Jct Co
 Telephone 243-9732

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>PO</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>14'</u> from property line (PL)	Permanent Foundation Required: YES NO <u>X</u>
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u> NA.
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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 _____
 Department Approval [Signature] Date 7/29/03

Additional water and/or sewer tap fees are required: YES NO <u>X</u> W/O No.
Utility Accounting <u>[Signature]</u> Date <u>7/29/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

285 1/2

280 1/2

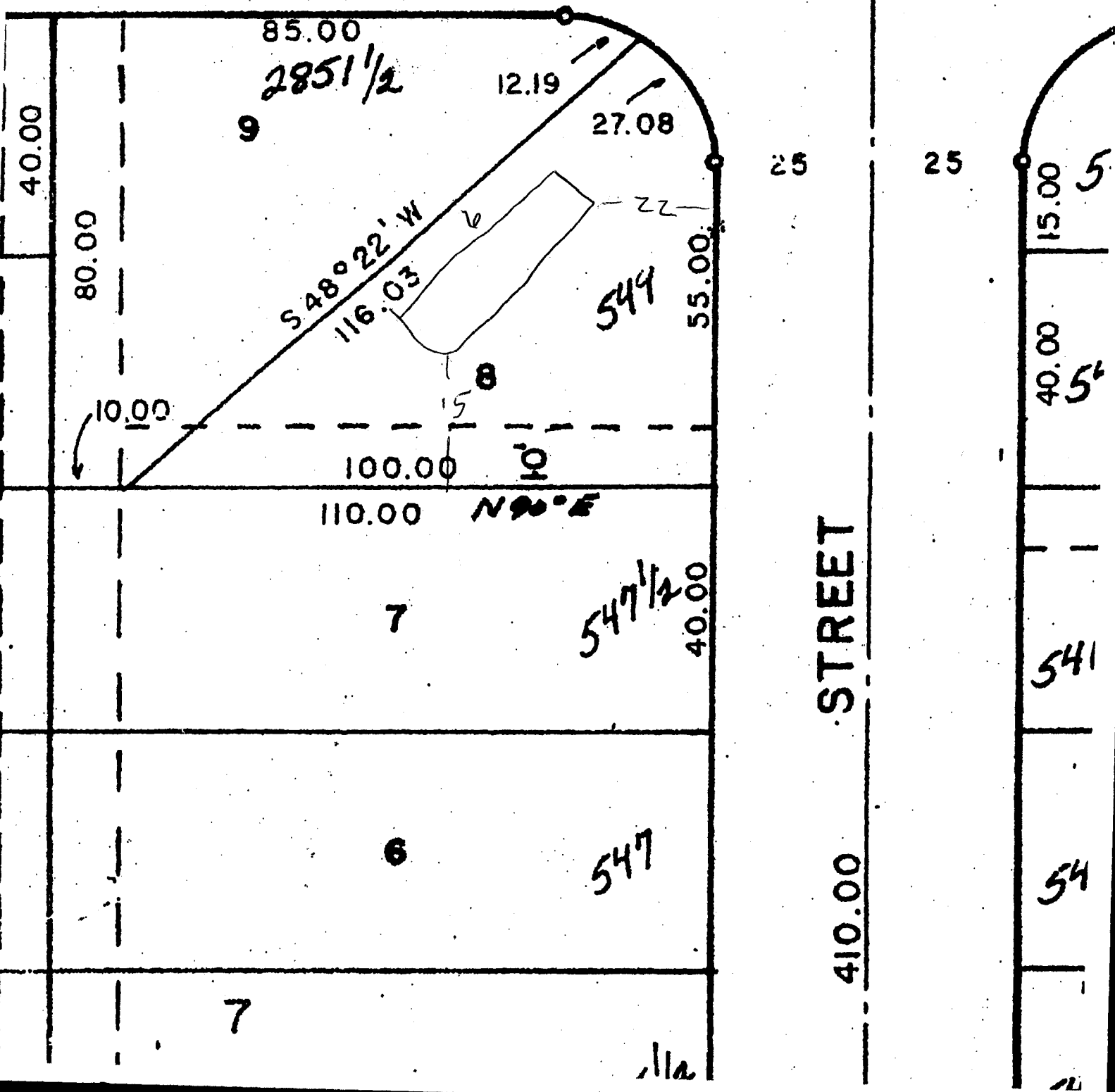
280 1/2

280 1/2

280 1/2

HALL

ACCEPTED *Nisha Aragon* 7/29/23
 ANY CHANGE OF SETBACKS TO BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



85.00
285 1/2

12.19

27.08

40.00

80.00

S 48° 22' W
116.03

549

25

25

15.00

5

40.00

5'

541

54

STREET

410.00

100.00

110.00

N 90° E

7

547 1/2

40.00

6

547

7

11a

11a