

FEE \$	10.00
TCP \$	AWARD
SIF \$	AWARD

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.



Your Bridge to a Better Community

BLDG ADDRESS 2918 D 1/2 RD GRAND Jct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,280 SQ. FT.

TAX SCHEDULE NO. 2943-172-00-255 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2280 SQ FT.

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 1 After: 1 this Construction

(1) OWNER DOUGLAS+KRISTINA TEAL

(1) ADDRESS 2918 D 1/2 RD. GRAND Jct. CO 81504

(1) TELEPHONE (970) 434 5549

(2) APPLICANT HOMES FOR AMERICA

(2) ADDRESS 2504 Hwy. 6+50 GRAND Jct. 81505

(2) TELEPHONE (970) 255-8986

USE OF EXISTING BUILDINGS SINGLE FAMILY DWELLING

DESCRIPTION OF WORK & INTENDED USE INSTALL NEW 228 SQ FT. MANUFACTURED HOME ON PRIVATE LOT.

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) _____

detached garage

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 RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20 House 25' Garage from property line (PL)

Permanent Foundation Required: YES X NO _____

or _____ from center of ROW, whichever is greater

Side 7 House 3' Garage from PL, Rear 25 House 5' Garage from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions IN FUTURE, ACCESS WILL BE ELIMINATED ON D 1/2 AND ACCESS WILL

CENSUS _____ TRAFFIC _____ ANNEX# _____

BE REQUIRED OFF OF FUTURE ROAD TO EAST

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 Bob Hargiss

Date 4-2-04

Department Approval NA Gayleen Henderson

Date 4-2-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>86358-16504</u>
Utility Accounting <u>Kattelberry</u>	Date <u>4/2/04</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)