

|                     |
|---------------------|
| FEE \$ <u>10.00</u> |
| TCP \$              |
| SIF \$              |

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

75898-11805  
 BLDG ADDRESS 661 Hwy 50 SQ. FT. OF PROPOSED BLDGS/ADDITION 1680  
 TAX SCHEDULE NO. 2945-262-06-001 SQ. FT. OF EXISTING BLDGS 576  
2945-262-00-023  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2256  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 68 After: 68 this Construction  
 (1) OWNER WILLIAM & Pam Sant NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 128 N 6th USE OF EXISTING BUILDINGS TRAILER PARK w/OFFICE  
 (1) TELEPHONE 970-261-0272 DESCRIPTION OF WORK & INTENDED USE NEW METAL BLDG.  
SHOP STORAGE  
 (2) APPLICANT WILLIAM SANT TYPE OF HOME PROPOSED:  
 (2) ADDRESS 128 N 6th \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 970-261-0272  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 (PD) RMF-8 Accessory setbacks Maximum coverage of lot by structures 75%  
 SETBACKS: Front 25' from property line (PL) only for office Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 5' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

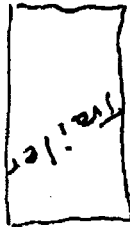
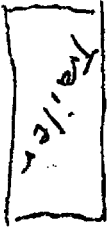
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 9-2-04  
 Department Approval [Signature] Date 9/2/04

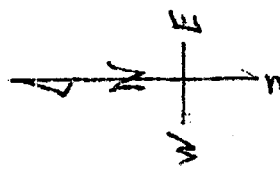
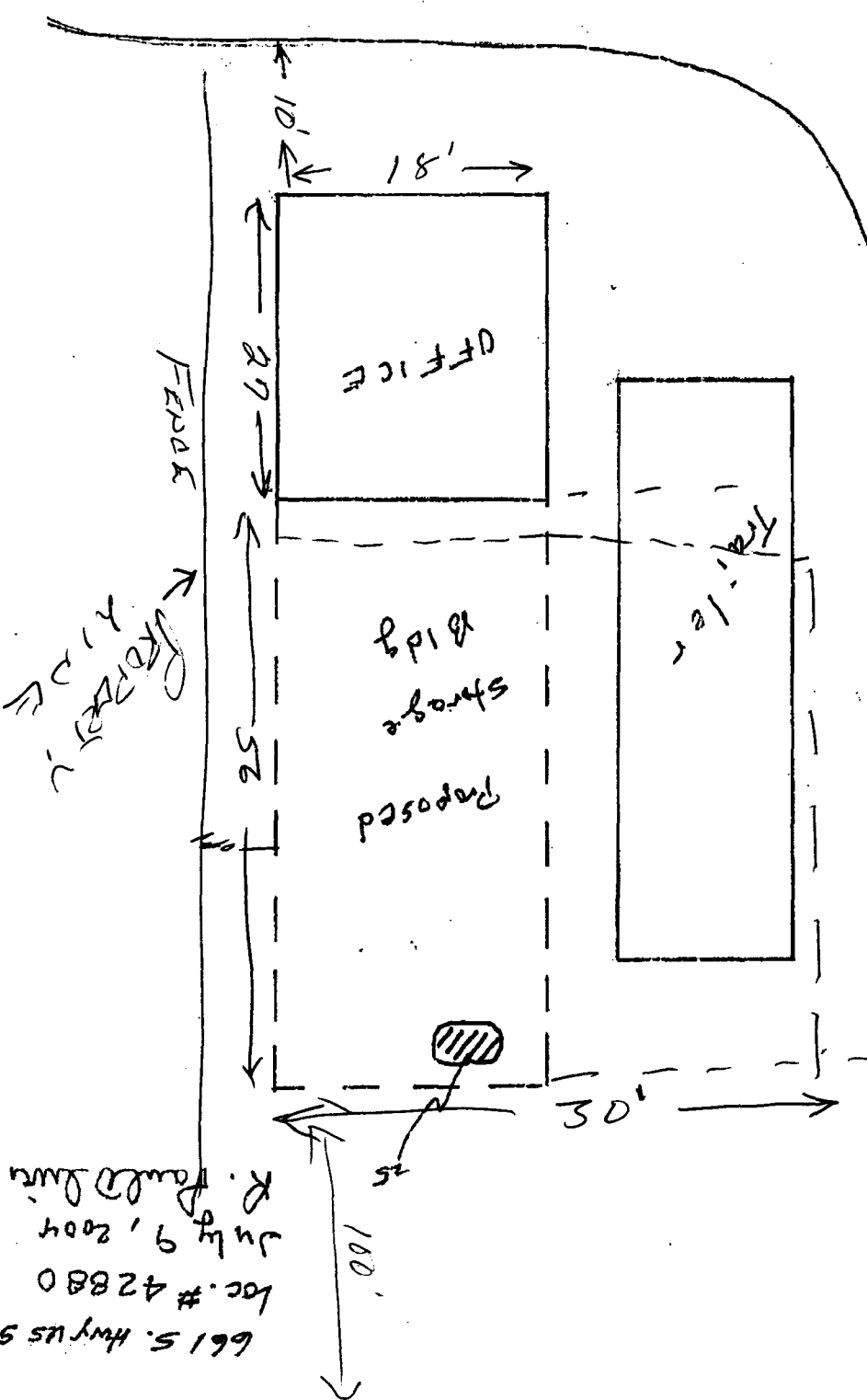
|  |     |  |         |
|--|-----|--|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. |
| Utility Accounting <u>[Signature]</u>                  |     | Date <u>9/2/04</u>                     |         |

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

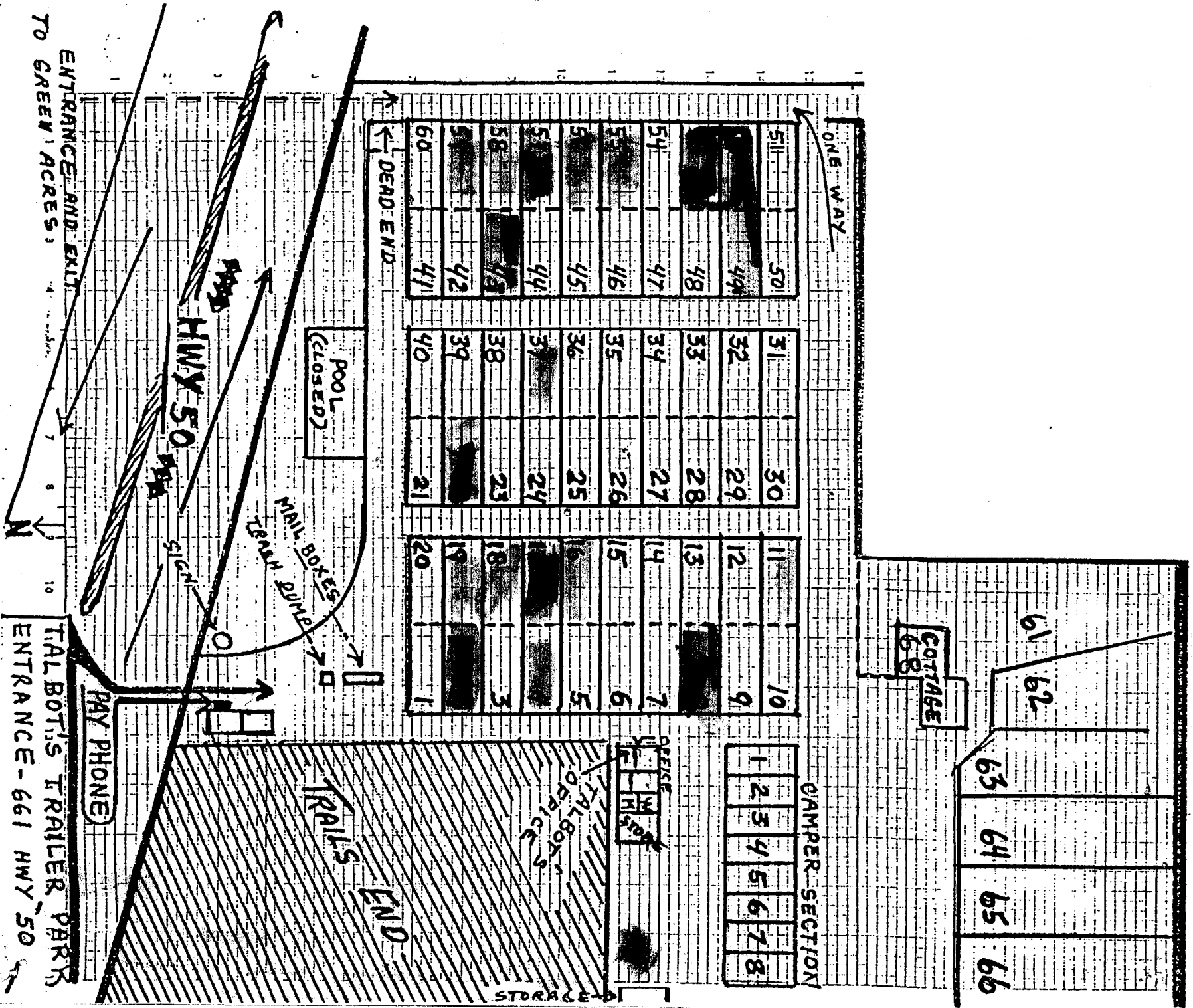


ACCEPTED *W. Sh. Mason* 9/2/04  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Gravel Drive



661 S. Hwy US 50  
Loc. # 42880  
July 9, 2004  
R. Paul Davis



ENTRANCE AND EXIT TO GREEN ACRES

ONE WAY

DEAD END

MAIL BOXES (CLOSED)

TRASH PUMPS

POOL

TRAILS END

STORAGE

TRAILBOT'S TRAILER PARK ENTRANCE - 661 HWY 50

PAY PHONE

OFFICE

OFFICE

TRAILBOT'S OFFICE

CAMPER SECTION

COTTAGE 68

COTTAGE 69

61, 62, 63, 64, 65, 66

50, 49, 48, 47, 46, 45, 44, 43, 42, 41

31, 32, 33, 34, 35, 36, 37, 38, 39, 40

21, 22, 23, 24, 25, 26, 27, 28, 29, 30

11, 12, 13, 14, 15, 16, 17, 18, 19, 20

1, 2, 3, 4, 5, 6, 7, 8

10, 9, 8, 7, 6, 5, 4, 3, 2, 1

60, 59, 58, 57, 56, 55, 54, 53, 52, 51

60, 59, 58, 57, 56, 55, 54, 53, 52, 51

|    |    |    |    |    |    |   |
|----|----|----|----|----|----|---|
| 51 | 50 | 31 | 30 | 11 | 10 | 1 |
| 52 | 49 | 32 | 29 | 12 | 9  | 2 |
| 53 | 48 | 33 | 28 | 13 | 8  | 3 |
| 54 | 47 | 34 | 27 | 14 | 7  | 4 |
| 55 | 46 | 35 | 26 | 15 | 6  | 5 |
| 56 | 45 | 36 | 25 | 16 | 5  | 6 |
| 57 | 44 | 37 | 24 | 17 | 4  | 7 |
| 58 | 43 | 38 | 23 | 18 | 3  | 8 |
| 59 | 42 | 39 | 22 | 19 | 2  |   |
| 60 | 41 | 40 | 21 | 20 | 1  |   |

