

FEE \$ 10.00
 TCP \$ 500.00
 SIE \$ 292.00

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

BLDG PERMIT NO. _____



84052
12657-8

802.00
 Building Address 1550-S Hx50

No. of Existing Bldgs 0 Proposed 1

Parcel No. B 2945-233-14-019

Sq. Ft. of Existing Bldgs _____ Proposed _____

Subdivision Grand View Trailer Park

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot 33

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Charles E. Griffin

DESCRIPTION OF WORK & INTENDED USE:

Address 3925-233 Rd

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

City / State / Zip Rifle Co - 81650

***TYPE OF HOME PROPOSED:**

APPLICANT INFORMATION:

Name Same

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): Moving in New trailer

Address _____

City / State / Zip _____

NOTES: New hook-ups for a mobile home & placement of a mobile home - replacing old building

Telephone 970-625-2058

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 _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO X

Side _____ from PL Rear _____ from PL Parking Requirement _____

Maximum Height of Structure(s) _____ Special Conditions New Hook up needs to be inspected by building Dept.

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 Charles E. Griffin Date 1-5-04 *always 405 spaces*

Department Approval Hester Wagon Date 1/5/04 *- van, sp 33*

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>26. P E O U existing mt</u>
Utility Accounting <u>CM aridell</u>	Date <u>1/5/04</u> <i>part -</i>		

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)