

FEE \$	10.00
TCP \$	0
SIF \$	0



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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 1550 Hwy 50 # 11 1/2 SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-233-14-019 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Grand View TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT 11 1/2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Thomas M. McYoung NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS _____ USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 256-0373 DESCRIPTION OF WORK & INTENDED USE Place mobile Home

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) 1981
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 **PAID** Maximum coverage of lot by structures _____

SETBACKS: Front per plan from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater **DO**

Side per plan from PL, Rear _____ from PL Parking Req'mt 2

Maximum Height _____ 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 Thomas M. McYoung Date 8-27-04

Department Approval H. Gaylen Henderson Date 8-27-04

Additional water and/or sewer tap fees are required:	YES	NO <u>0</u>	W/O No. _____
Utility Accounting	<u>D Overholt</u>	Date	<u>8/27/04</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)