

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

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

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



Building Address 84052-12657  
1550 Hwy 6450  
 Parcel No. 2945-233 14 019  
 Subdivision GRIFFIN 5th ST MORALE PARK  
Grand View  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 34

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

**OWNER INFORMATION:**

Name CHARLES E GRIFFIN  
 Address 3925 233 Rd.  
 City / State / Zip RIFLE CO 81650

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): SET UP MOBILE HOME

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone (970) 625-2058 210-2842

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): MOBILE HOME 12' x 60'

NOTES: Non HUD

**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 \_\_\_\_\_ Maximum coverage of lot by structures \_\_\_\_\_

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

Side \_\_\_\_\_ from PL Rear plan from PL Parking Requirement 2

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 Charles Griffin Date 1-8-04  
 Department Approval C. Jane Hall Date 1/8/04

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 199C MHSAMES

Utility Accounting Ch. Cole Date 1/8/04

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)