FEE\$	10,00	
TCP\$ 500,00		
CIT &	292.00	

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2358 SQ. FT. OF PROPOSED BLDGS/ADDITION TAX SCHEDULE NO. <u>2945-17436005</u> SQ. FT. OF EXISTING BLDGS __ SUBDIVISION TOTAL SQ. FT. OF EXISTING & PROPOSED LOT 5 A NO. OF DWELLING UNITS FILING 65 BLK Before: _____ After: ____/ this Construction NO. OF BUILDINGS ON PARCEL Before: _____ After: _____ this Construction USE OF EXISTING BUILDINGS DESCRIPTION OF WORK & INTENDED USE LES DEWES (2) APPLICANT TYPE OF HOME PROPOSED: (2) ADDRESS Manufactured Home (UBC) Manufactured Home (HUD) (2) TELEPHONE 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 Maximum coverage of lot by structures Permanent Foundation Required: YES____ SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater Parking Reg'mt 4 Side 10' from PL, Rear 10' from PL Special Conditions ACCO approval regd CENSUS TRAFFIC ANNX# 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). Date Applicant Signature Department Approval Date Additional water and/or sewer tap fee(s) are required: YES W/O No. **Utility Accounting** Date

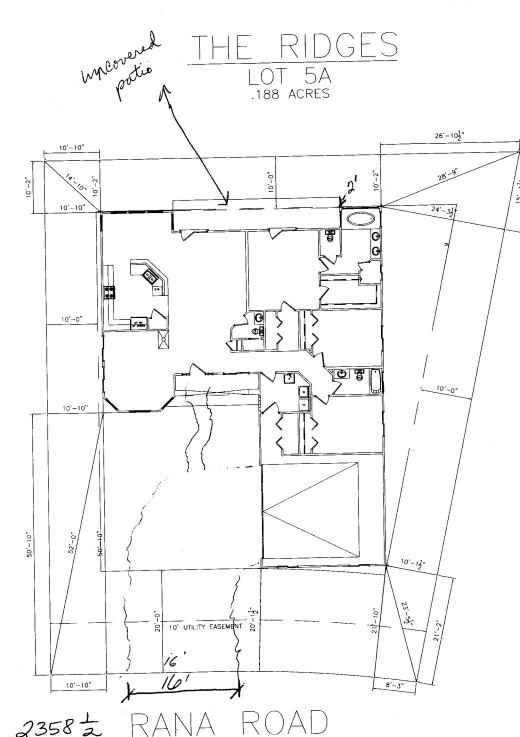
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)



NOTE:

BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

ACCEPTED WILL LLA GOL 1-29-09

ANY CHANGE SETBACKS MUST BE
APPEARANCE OF FLANKING
APPEARANCE AND PROPERTY LINES

AND PROPERTY LINES

Diver Donns Rul Donns