| FEE\$ | 10,00  |
|-------|--------|
| TCP\$ | 500.00 |
| OIT 6 | 292 10 |

## **PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures) ()

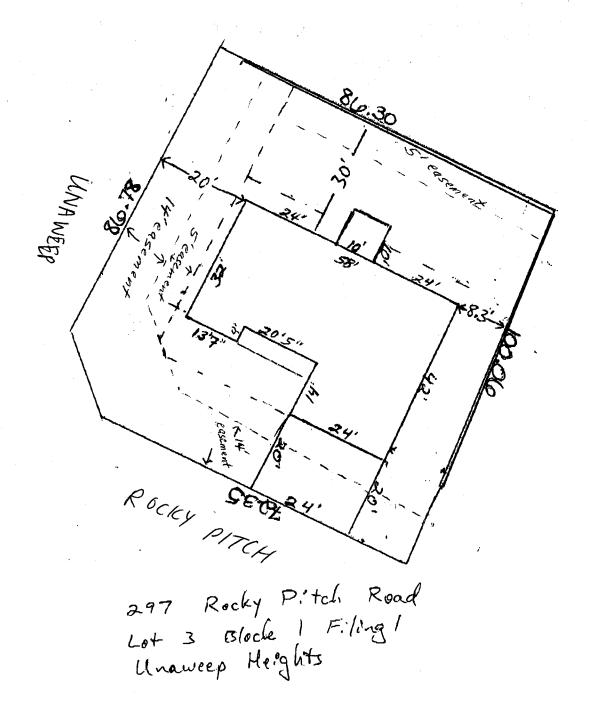
Community Development Department

| RI DG | PERMIT | NO |
|-------|--------|----|



Your Bridge to a Better Community

| BLDG ADDRESS 297 Rocky Pitch                           | SQ. FT. OF PROPOSED BLDGS/ADDITION 1415 S.F.   |
|--|--|
| TAX SCHEDULE NO. 2943-301-80-103                       | SQ. FT. OF EXISTING BLDGS  |
| SUBDIVISION Drawoop Hoights                            | TOTAL SQ. FT. OF EXISTING & PROPOSED 20138F.   |
| FILING BLK LOT 3                                       | NO. OF DWELLING UNITS:   |
| "OWNER PINNOCK HOMOS                                   | Before: After: this Construction NO. OF BUILDINGS ON PARCEL  |
| (1) ADDRESS 3111 F TQ                                  | Before: After: this Construction   |
| (1) TELEPHONE 241-66410                                | USE OF EXISTING BUILDINGS NOT STORE CONTROL  |
| (2) APPLICANT PINNOCLE HOMES                           | DESCRIPTION OF WORK & INTENDED USE NOW 12.   |
| (2) ADDRESS 3111 F RO                                  | TYPE OF HOME PROPOSED:  Site Built Manufactured Home (UBC)   |
| (2) TELEPHONE 241-LOLO460                              | Manufactured Home (HUD) Other (please specify)   |
| REQUIRED: One plot plan, on 8 ½" x 11" paper, showing  | all existing & proposed structure location(s), parking, setbacks to all  |
|  | cation & width & all easements & rights-of-way which abut the parcel.  |
| ** THIS SECTION TO BE COMPLETED BY CO                  | DMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘  |
| ZONE RSF-4   | Maximum coverage of lot by structures 50 %   |
| SETBACKS: Front 20 from property line (PL)             | Permanent Foundation Required: YESNO   |
| or from center of ROW, whichever is greater            | Parking Req'mt 2   |
| Sidefrom PL, Rearfrom P                                | Special Conditions Lic. Eng. Letter regd   |
| Maximum Height   | CENSUS TRAFFIC ANNX#   |
| <u>E</u>   |  |
| •                | yed, in writing, by the Community Development Department. The ed until a final inspection has been completed and a Certificate of g Department (Section 305, Uniform Building Code). |
|  | the information is correct; I agree to comply with any and all codes, the project. I understand that failure to comply shall result in legal to non-use of the building(s).          |
| Applicant Signature Bll Sece By                        | Date 4-1-04  |
| Department Approval SA Sayleen I Land                  | Date 4-1-04  |
| Additional water and/or sewer tap fee(s) are required: | YES NO WONG OUSD.  |
| Utility Accounting / attesseru                         | Date 100   |
| VALID FOR SIX MONTHS FROM DATE OF ISSUANCE             | (Section 9-3-2C Grand Junction Zoning & Development Code)  |



drivevar 3/23/04 ACCEPTED

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT TO IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.