

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 535 SPARN CT. GRAND Jct SQ. FT. OF PROPOSED BLDGS/ADDITION 2365

TAX SCHEDULE NO. 2943-074-03-018 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FRUITVALE TOTAL SQ. FT. OF EXISTING & PROPOSED 2365

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER MICHAEL A. MOROSINI Before: _____ After: 1 this Construction

(1) ADDRESS 190 GLORY VIEW DR. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 260-7990 Before: 0 After: _____ this Construction

(2) APPLICANT HOMES FOR AMERICA USE OF EXISTING BUILDINGS INSTALL NEW MFG. HOME ON LOT. SINGLE FAMILY RESIDENCE

(2) ADDRESS 2504 HWY. 6 + 50 GRAND Jct 1505 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RES.

(2) TELEPHONE 255-8986 TYPE OF HOME PROPOSED:

Site Built _____ Manufactured Home (UBC) _____
 Manufactured Home (HUD)
 _____ 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 RMF-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS C 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 Bob Hargiss Date _____

Department Approval C. Fay Hall Date 1/15/04

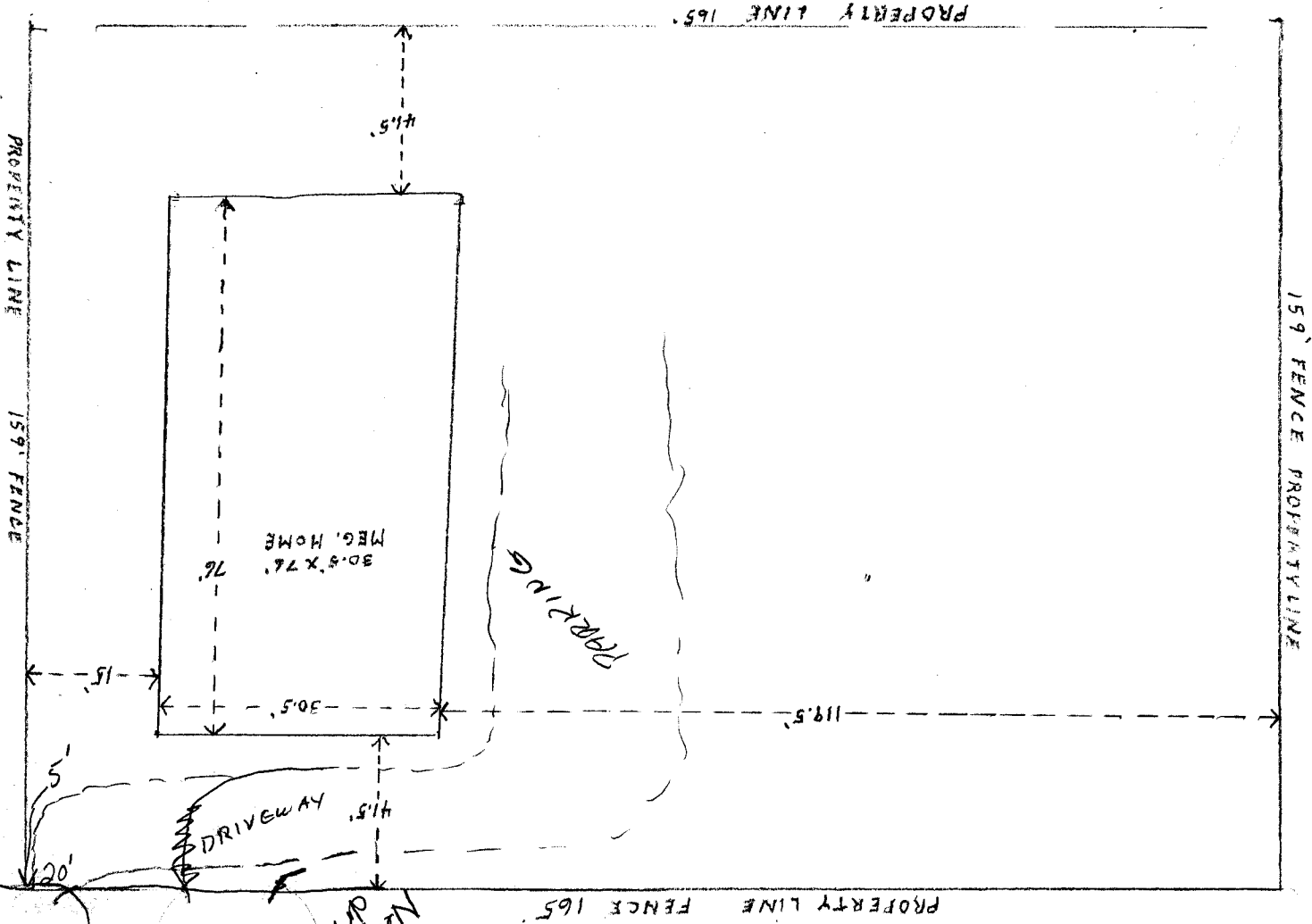
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>6963</u>
Utility Accounting <u>Done</u>	Date <u>1-21-04</u>		

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)

1/2/104
 ACCEPTED Faye Hall
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOT TO SCALE



PROPERTY LINE FENCE 165

Spain St

Needs to show driveway way



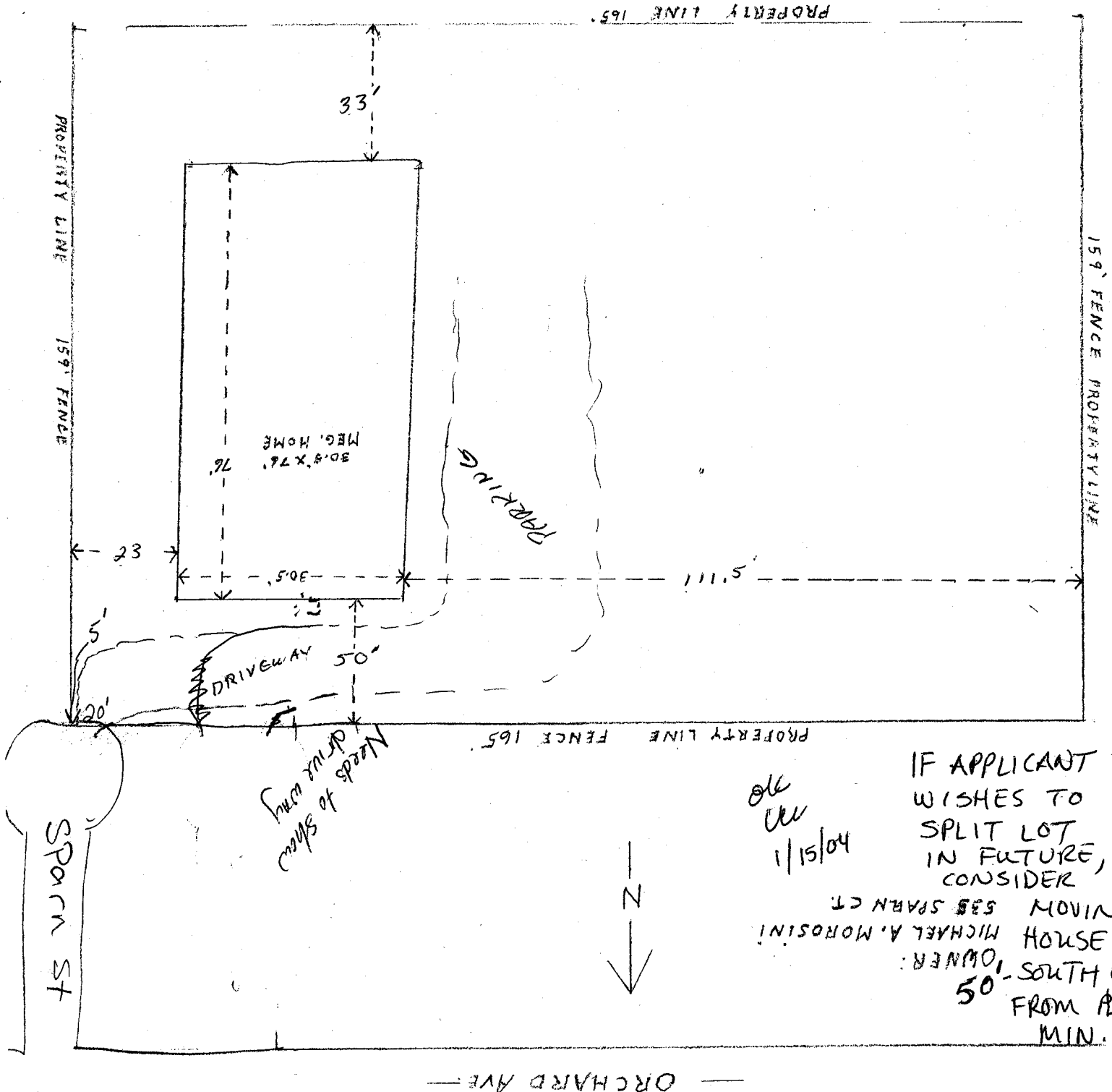
ok
 MW
 1/15/04

IF APPLICANT WISHES TO SPLIT LOT IN FUTURE, CONSIDER

MOVING HOUSE TO SOUTH 45' FROM PL MIN.
 OWNER: MICHAEL A. MOROSINI
 533 SPAIN CT

Revised 1/20/04
 Faye Hall 1/21/04
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NOT TO SCALE



IF APPLICANT WISHES TO SPLIT LOT IN FUTURE, CONSIDER MOVING HOUSE SOUTH 50' FROM PROPERTY LINE.

ok
 1/15/04

Needs to show driveway way