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TCP \$	/
SIF \$	

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

BLDG PERMIT NO. _____

Building Address 2713 B¹/₂ Rd
 Parcel No. 2945-253-00-003
 Subdivision Western Hills Mobile Home Park

No. of Existing Bldgs Trailer Park No. Proposed _____
 Sq. Ft. of Existing Bldgs 1040 Sq. Ft. Proposed 800 sq ft
 Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Dan Morris
 Address 1230 County Rd 30
 City / State / Zip Lake City Co

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Building For Garage

APPLICANT INFORMATION:

Name Sharon
 Address _____
 City / State / Zip _____
 Telephone 920-242-0472

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL <u>Per Park Regulations</u> Rear _____ from PL	Parking Requirement _____
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 [Signature] Date 4/16/05
 Department Approval [Signature] Date 4-16-05

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>4/16/05</u>		

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)

City of Grand Junction GIS Zoning Map ©

Flood Plain Information

- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Floodplain
- Outside Study Area
- Revised 100-Year Floodplain
- Revised 500-Year Floodplain
- Revised Floodway

ZOOM IN FOR ZONING

All Parcels

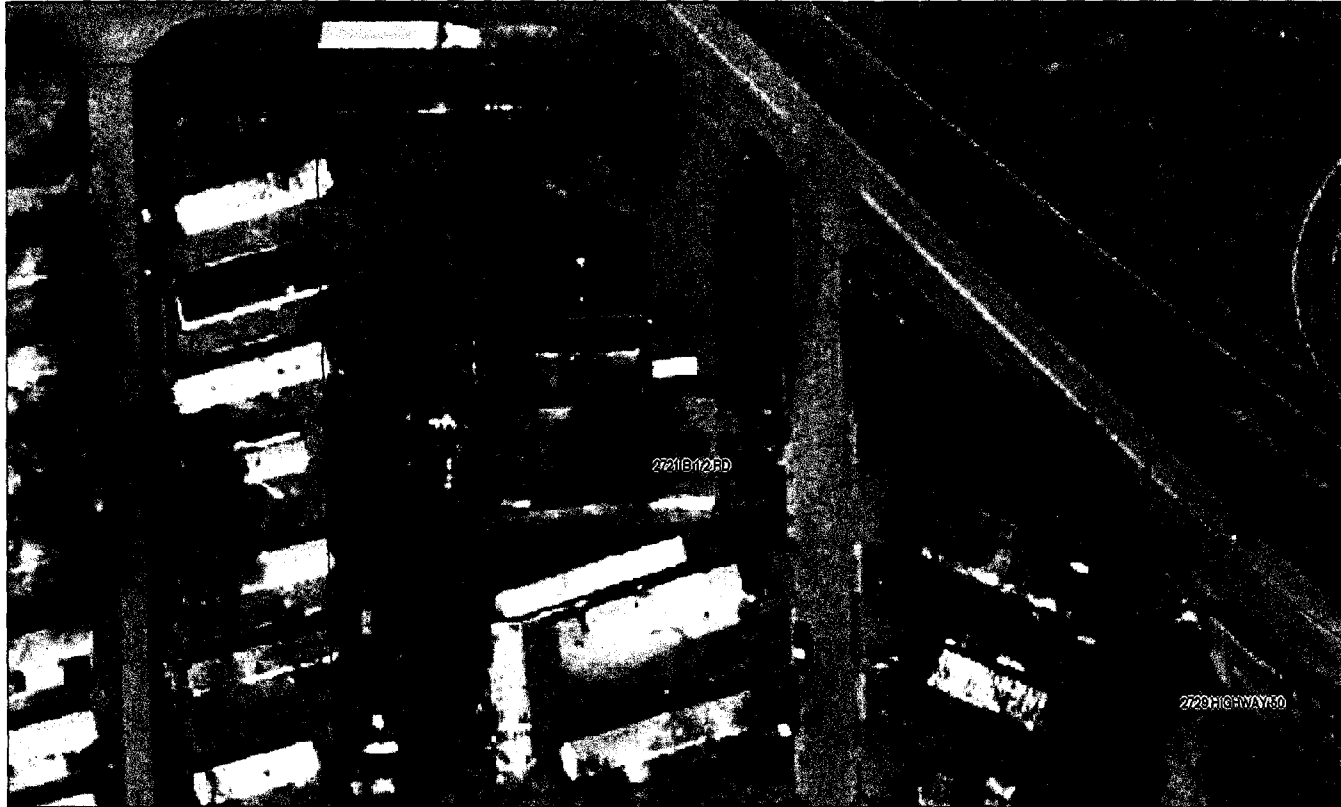
- Parcels
- Address Label

Streets

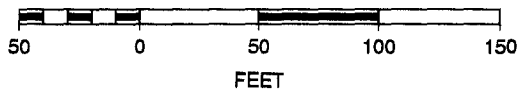
- Palisade Grand Jct Buffer Zone
- Fruita / Grand Junction Buffer

Air Photos

- 2002 Photos
- Highways



SCALE 1 : 947



N



ACCEPTED
 ANY CITY PLANNING
 SETBACKS MUST BE
 CITY PLANNING
 APPLICANTS
 TO PROPERTY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES.

W. M. Magee
 4-6-05