

FEE \$ 10.00
 TCP \$
 SIF \$

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

BLDG PERMIT NO. 75881 For 6/17

Building Address 2842 1/2 Hall Ave No. of Existing Bldgs _____ No. Proposed 1
 Parcel No. 2943-073-01-023 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Cottonwood Mobile Home Park Sq. Ft. of Lot / Parcel 40' x 102'
 Filing _____ Block 1 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name DEAN Montgomery
 Address 585 25 1/2 Rd.
 City / State / Zip Ord. Jct Co 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below) 24' x 52'
 Interior Remodel Addition
 Other (please specify): USED mobile Home

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

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

NOTES:

remove
Take old MH OFF
And place new one on lot
for personal use single fam

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 70%
 SETBACKS: Front 14' from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 10' 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).

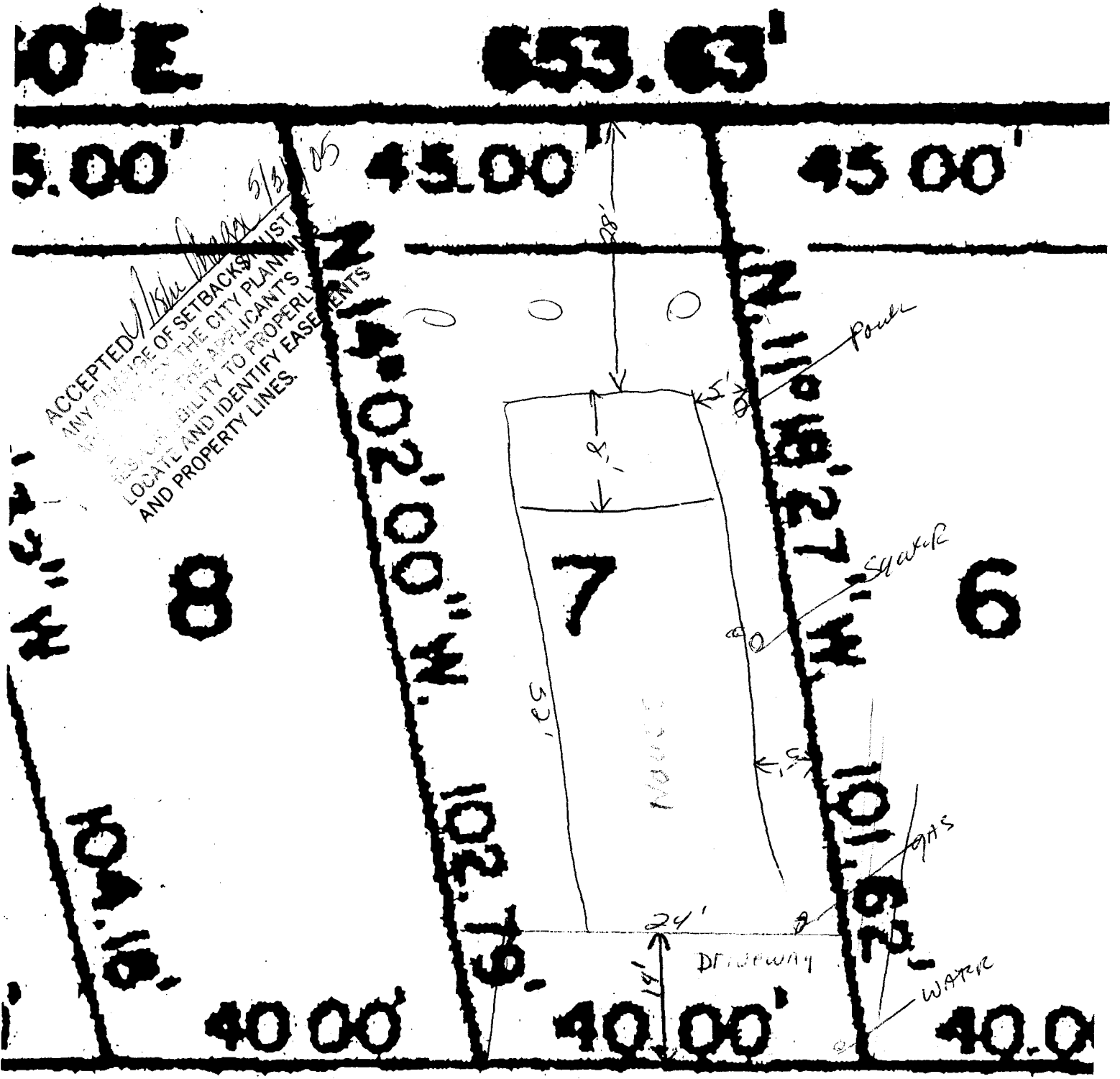
Applicant Signature Dean Montgomery Date 5-31-05
 Department Approval Wesley Wagon Date 5-31-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
 Utility Accounting [Signature] Date 5/31/05

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)

284 1/2 Hall Ave
211-2670 FAX

284 1/2 Hall Ave
Parkwood Mobile Home Park
LOT 7 BLOCK 1



ACCEPTED *[Signature]* 5/3/05
 ANY CHANGE OF SETBACKS MUST
 BE APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANTS
 ARE RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

HALL AVE.

14' FRONT
 5' SIDING
 10' REAR

20' SIDE REAR FOR CURB CUT
 10' SIDE REAR FOR CURB CUT