

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2322 Hwy 6+50 #51
 Parcel No. 2945-052-00-067
 Subdivision Mobile City
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed ~~0~~ 1050
 Sq. Ft. of Lot / Parcel 5456
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1050
 Height of Proposed Structure 11ft

OWNER INFORMATION:

Name Western Mesa Development
 Address 2322 Hwy 6+50
 City / State / Zip GS, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Jerry L. Smith
 Address 2322 Hwy 6+50 #51
 City / State / Zip Grand Jet, CO 81505
 Telephone 970-433-6021

moving in mobile home
 *TYPE OF HOME PROPOSED: on existing space
 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>I-1</u> SETBACKS: Front <u>per mobile home park reqs</u> from property line (PL) Side _____ from PL Rear _____ from PL Maximum Height of Structure(s) _____ Voting District <u>N.A.</u> Driveway Location Approval <u>N.A.</u> <small>(Engineer's Initials)</small>	Maximum coverage of lot by structures <u>N.A.</u> Permanent Foundation Required: YES <u>N.A.</u> NO _____ Parking Requirement _____ Special Conditions _____

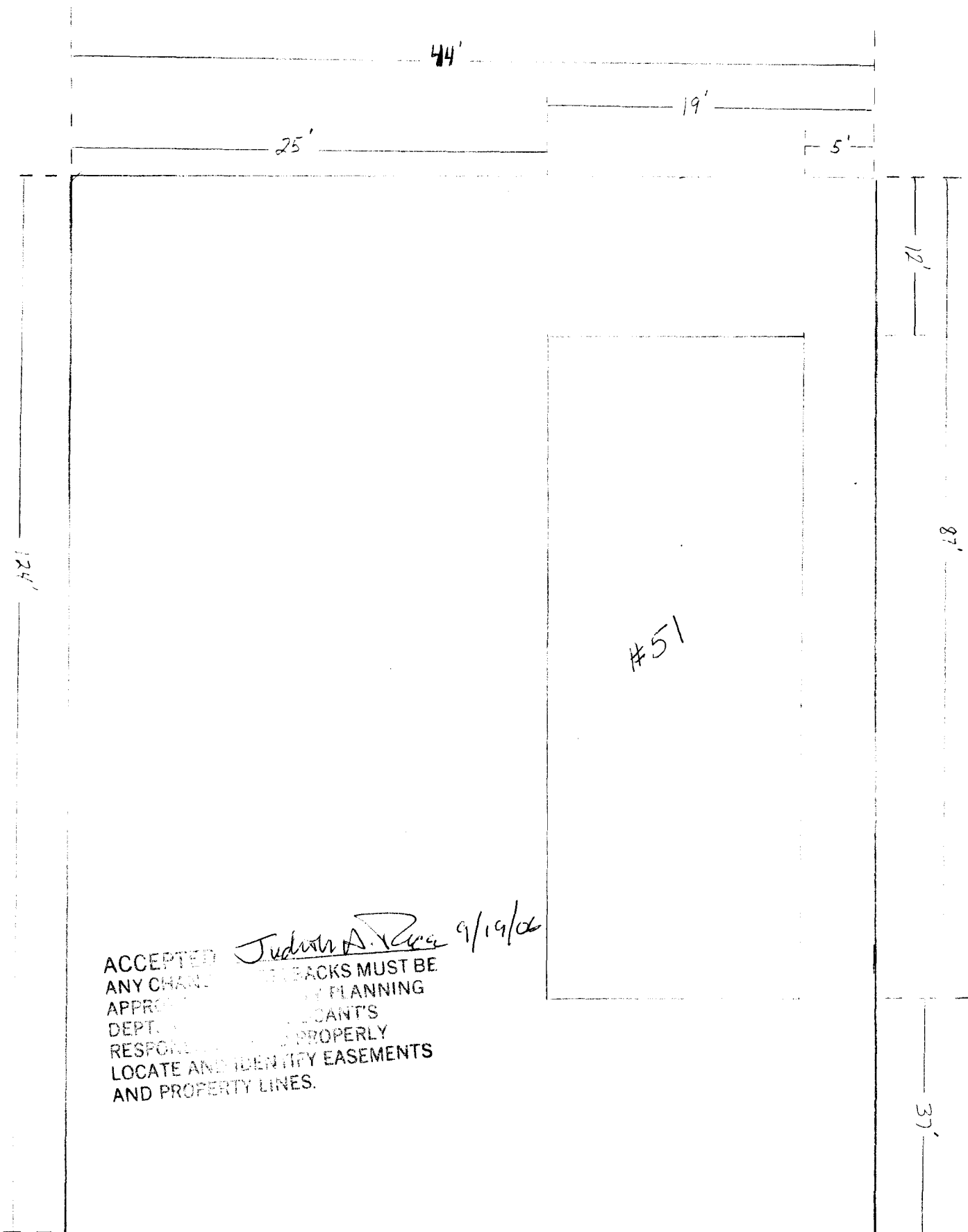
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 9/18/06
 Department Approval Judith A. Roe Date 9/19/06

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>37988-2401</u>
Utility Accounting <u>Kate Gibney</u>	Date <u>9/19/06</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)



44'

19'

25'

5'

12'

87'

#51

37'

124'

ACCEPTED *Judith A. Pava* 9/19/06
ANY CHANGES TO TRACKS MUST BE
APPROVED BY PLANNING
DEPT. THE PLANNING DEPT.
RESPONSIBLE FOR PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Street

Lot 51
Mobile City