

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

78054-8394

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2859 Texas  
 Parcel No. 2943-074-09-008  
 Subdivision Cottonwood Meadows  
 Filing \_\_\_\_\_ Block 5 Lot 7

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 728  
 Sq. Ft. of Lot / Parcel 3320  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 10

**OWNER INFORMATION:**

Name Steve Voytilla  
 Address 2099 Desert Hills Rd  
 City / State / Zip Grand Jet Co 81503

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

**APPLICANT INFORMATION:**

Name Steve Voytilla  
 Address 2099 Desert Hills Rd  
 City / State / Zip Grand Jet, CO 81503  
 Telephone 234-2000

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Install New Manufactured Home.

**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 <u>per plan</u>
SETBACKS: Front <u>14</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>per plan</u>	Special Conditions _____
Voting District <u>"C"</u> Driveway Location Approval <u>JAR</u> (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 Steve Voytilla Date 2-2-07  
 Department Approval JAR Date 2-15-07

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	<u>NP</u>	W/O No. <u>New Manf. Home</u>
Utility Accounting <u>0</u>	Date <u>2/15/07</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)

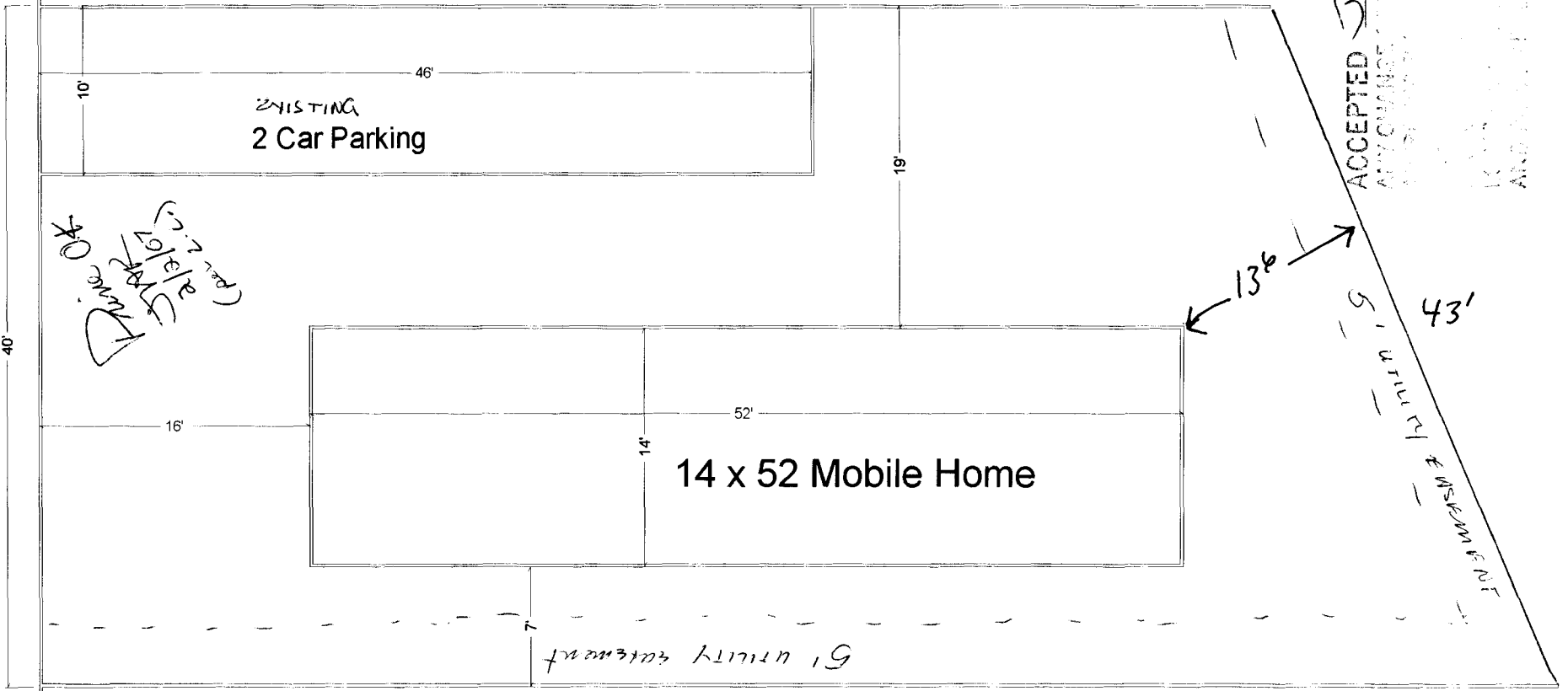
Lot 7 Block 5 Cottonwood  
Meadows Mobile Home Estates

# 2859 Texas

73

2943-074-09-008

North  
Texas



ACCEPTED JAR 2-15-07  
 ANY CHANGE TO TRACKS MUST BE  
 APPROVED BY THE TRACKING  
 COMPANY AND THE CITY  
 ENGINEER AND THE  
 COUNTY ENGINEER.

Steve Voytilla 234-2000

- Setbacks
- Front 14 Foot ✓
  - Rear 10 Foot ✓
  - Sides 5 Foot ✓

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