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PLANNING CLEARANCE

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(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Parcel No.	Building Address 2910 KIVER BEND LN	No. of Existing Bldgs/ No. Proposed/		
Filing Block 3 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2.2.72. Name	Parcel No. <u>\$ 2943 - 292 - 38 - 006</u>			
OWNER INFORMATION: Name	Subdivision RIVER VIEW ESTATES	Sq. Ft. of Lot / Parcel		
Name	Filing Block <u>3</u> Lot <u>6</u>	Sq. Ft. Coverage of Lot by Structures & Impervious Surface		
Address 240	OWNER INFORMATION:	Height of Proposed Structure 7'		
Address 240 Liver Deun Lu City / State / Zip Grenno Jan., CO 81503 APPLICANT INFORMATION: Name Shiff Manufactured Home (JBC) Address City / State / Zip Manufactured Home (HDD) Address City / State / Zip Manufactured Home (HDD) Address City / State / Zip NOTES: Telephone 243 - 50 66 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 PLANNING STAFF ZONE R-4 Maximum coverage of lot by structures 50 70. SETBACKS: Front 201/25' from property line (PL) Side 7' 3' from PL Rear 25' 5' from PL Maximum Height of Structure(s) 35' Permanent Foundation Required: YES NO Maximum Height of Structure(s) 25' Parking Requirement Driveway Voting District Driveway Voting District Splanning Clearance must be approved, in writing, by the Public Works & Planning 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. 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. Lunderstand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s). Additional water and/or sewer tap fee(s) are required: YES NQ WIO NO OM S.D.	Name JAMES & CONNEE MOFFATT			
APPLICANT INFORMATION: Name Shiff Manufactured Home (HDC) Site Built Manufactured Home (HDC) Other (please specify): NOTES: Telephone 243-50 66 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 PLANNING STAFF ZONE RETURN TO BE COMPLETED BY PLANNING STAFF Waximum coverage of lot by structures SETBACKS: Front Diveway Voting District Driveway Voting District	Address 2910 RIVER BEUD LN	Interior Remodel Addition		
Name Saure Manufactured Home (UBC) Address City / State / Zip NOTES: Telephone 243-80 66 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 PLANNING STAFF ZONE Rear 25'/25' from property line (PL) Permanent Foundation Required: YES NO Side 1'/3' from PL Rear 25'/5' from PL Floodplain Certificate Required: YES NO Maximum Height of Structure(s) 35' Parking Requirement Driveway Voting District Driveway Voting District Splanning Clearance must be approved, in writing, by the Public Works & Planning 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. 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 Date 7/14-08 Additional water and/or sewer tap fee(s) are required: YES NQ W/O No.OMSD	City / State / Zip GRANO JCT., CO 81503	Other (please specify): Sheb - Storpas 12 X/C		
Address City / State / Zip	APPLICANT INFORMATION:			
Address City / State / Zip	Name Same	Manufactured Home (HUD)		
Telephone 243-80 66 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 PLANNING STAFF ZONE 20'/25' from property line (PL) Permanent Foundation Required: YES NO SETBACKS: Front 20'/25' from PL Rear 25'/5' from PL Floodplain Certificate Required: YES NO Maximum Height of Structure(s) 35' Parking Requirement Driveway Voting District 5price Conditions Special Conditions Special Conditions to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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. 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 5price Superior Superi	Address	Other (please specify): 57 ED		
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 PLANNING STAFF ZONE	City / State / Zip	NOTES:		
THIS SECTION TO BE COMPLETED BY PLANNING STAFF ZONE	Telephone <u>243-80 66</u>			
SETBACKS: Front 20'/25' from property line (PL) Side 7'/3' from PL Rear 25'/5' from PL Floodplain Certificate Required: YES NO Maximum Height of Structure(s) 35' Parking Requirement Voting District Diriveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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. 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 Planning Approval Date 7/14/08 Date 7/14-08 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. OM SD				
SETBACKS: Front 20'/25' from property line (PL) Side 7'/3' from PL Rear 25'/5' from PL Floodplain Certificate Required: YES NO Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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. 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 Planning Approval Additional water and/or sewer tap fee(s) are required: YES NO W/O No.OMSD WIO No.OMSD	THIS SECTION TO BE COM	IPLETED BY PLANNING STAFF		
Side 7' 3' from PL Rear 25' 5' from PL Floodplain Certificate Required: YESNO	zone R-4	Maximum coverage of lot by structuresSo 76		
Maximum Height of Structure(s)	SETBACKS: Front $\frac{20'/25'}{}$ from property line (PL)	Permanent Foundation Required: YESNO		
Voting District Driveway Special Conditions Special Conditions Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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. 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 Date 7/14-08 Planning Approval Dayler House PES NO W/O No.OMSD —	Side $\frac{7^{\prime}/3^{\prime}}{\sqrt{5^{\prime}}}$ from PL Rear $\frac{25^{\prime}/5^{\prime}}{\sqrt{5^{\prime}}}$ from PL	Floodplain Certificate Required: YESNO		
Voting District Location Approval Special Conditions Special Conditions Special Conditions	Maximum Height of Structure(s) 35'	Parking Requirement		
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. 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 Date 7/14/08 Planning Approval Additional water and/or sewer tap fee(s) are required: YES NO W/O No. OMSD	Voting District Location Approval	Special Conditions		
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 Date 7/14/08 Planning Approval Additional water and/or sewer tap fee(s) are required: YES NO W/O No. OMSD	structure authorized by this application cannot be occupied	d until a final inspection has been completed and a Certificate of		
Planning Approval Dayler Holler Date 7-14-08 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. OMSD —	ordinances, laws, regulations or restrictions which apply to t			
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. OMSD —	action, which may include but not necessarily be inflited to			
01130	0	non-use of the building(s).		
Utility Accounting 9 Date 7/14/08	Applicant Signature	non-use of the building(s). Date 7/14/08		
	Applicant Signature James & Molfatt Planning Approval Dayleen Halles	Date 7/14/08 Date 7/14-08		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code) (White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)

