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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2322 Hwy 6 + 50 #48
 Parcel No. 2945-052-00-067
 Subdivision Space # 48
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel per plan
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Carlos Montes
 Address 2322 Hwy 6 + 50
 City / State / Zip 6. CO #48
 Telephone 623-202-9895

***TYPE OF HOME PROPOSED:**

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

NOTES: Shed 10' x 20'

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 I-1
 SETBACKS: Front _____ from property line (PL)
 Side _____ from PL Rear _____ from PL
 Maximum Height of Structure(s) _____
 Voting District per Park plan
 Driveway Location Approval _____
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES _____ NO _____
 Floodplain Certificate Required: YES _____ NO _____
 Parking Requirement _____
 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).

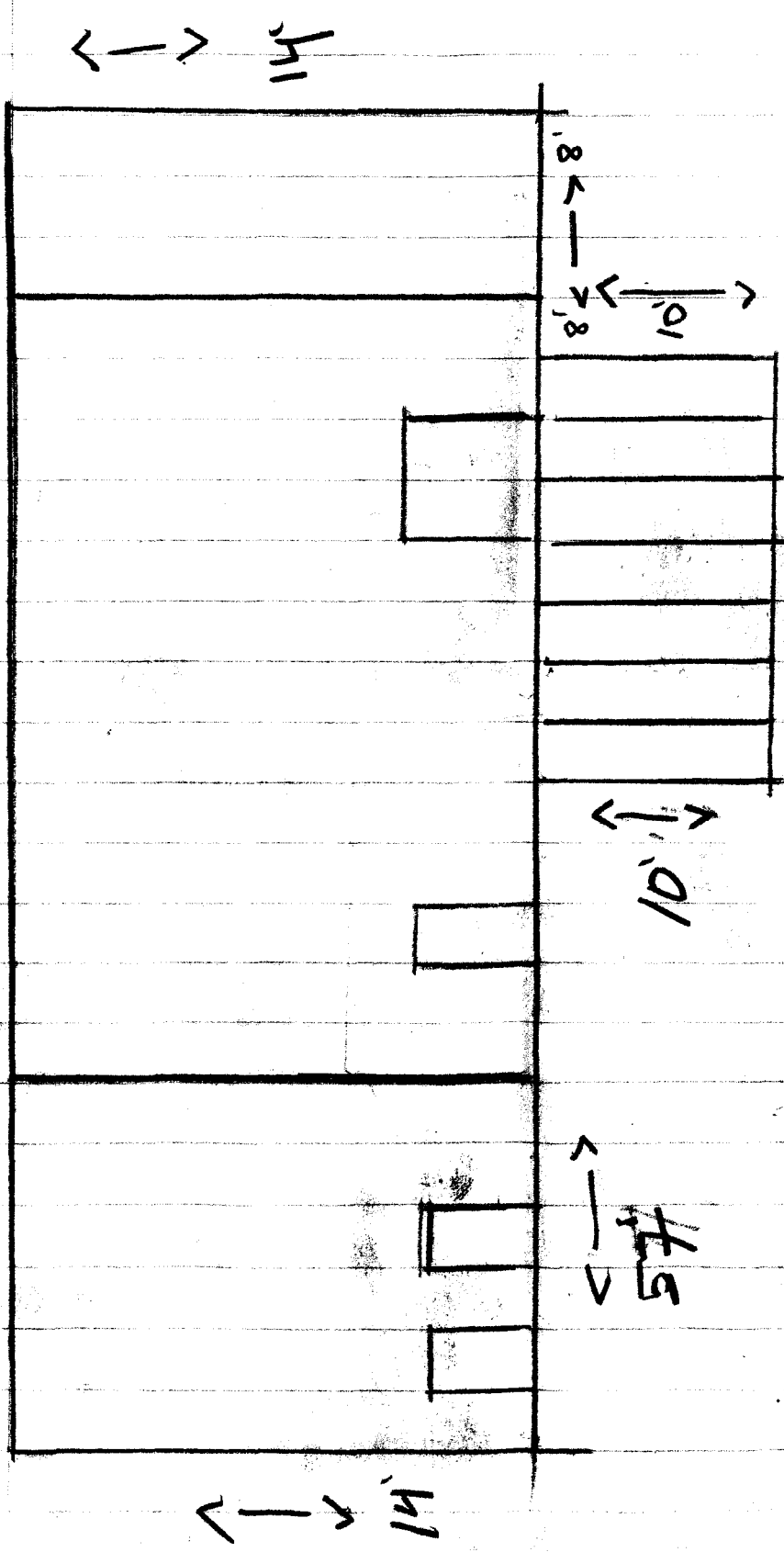
Applicant Signature Carlos Montes Date 4-16-10

Planning Approval Daylen Henderson Date 4-16-10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting W. Bensley Date 4/16/10

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)



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION
 FOR THE APPLICANT'S RESPONSIBILITY TO
 THE CITY.

← 65' →
 ← 14' →
 ← 10' →
 ← 8' →
 ← 20' →
 2322
 HWY 6-50
 GJ. 10 81505
 #48