

DATE SUBMITTED 8/17/03

BUILDING PERMIT NO. 45956 ✓

FEE \$ 5.00

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

BLDG ADDRESS 2713 E 1st St S, C-5 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12 x 50
 SUBDIVISION Waterford Hills #144
 FILING _____ BLK _____ LOT C-5 SQ. FT. OF EXISTING BLDG(S) 12 x 50
 TAX SCHEDULE NO. 2945-253-00-002 NO. OF FAMILY UNITS 1
 OWNER Don & Arlene Morris NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1
 ADDRESS 2713 E 1st St S #144
 TELEPHONE 303-242-0472 DESCRIPTION OF WORK AND INTENDED USE:
Single Home - set mobile home

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE Mobile Home DESIGNATED FLOODPLAIN: YES _____ NO
 SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO
 Side _____ from property line CENSUS TRACT 13 TRAFFIC ZONE 86
 Rear _____ from property line PARKING REQ'MT _____
 Maximum Height _____ SPECIAL CONDITIONS: As per park
 Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Angeline Barrett Applicant Signature [Signature]
 Date Approved 8/18/03 Date 8/17/03

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)