

DATE SUBMITTED 11-16-93

BUILDING PERMIT NO. 24984

FEE \$ 5.00

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

BLDG ADDRESS 525 25<sup>1</sup>/<sub>2</sub> Rk. Space 194

SQ. FT. OF PROPOSED BLDG(S)/ADDITION NA

SUBDIVISION Paradise Valley

SQ. FT. OF EXISTING BLDG(S) NA

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 194

TAX SCHEDULE NO. 2945-102-00-100  
~~7945-102-00-194~~

NO. OF FAMILY UNITS 1

OWNER Robert H. Evelyn F. Baker

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 1125 Leland Ct.

DESCRIPTION OF WORK AND INTENDED USE:  
Place Mobile home

TELEPHONE 858 7110

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

ZONE PMH

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 4 TRAFFIC ZONE 10

Rear \_\_\_\_\_ from property line

PARKING REQ'MT \_\_\_\_\_

Maximum Height \_\_\_\_\_

SPECIAL CONDITIONS: Place on pad as approved in mobile home park plan.

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 Marcia Peltz  
Date Approved 11-16-93

Applicant Signature Robert H. Baker  
Date 11-16-93

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

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