

DATE SUBMITTED 8/13/93

BUILDING PERMIT NO. 45928 ✓

FEE \$ 5.00

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

BLDG ADDRESS 585 25 1/2 Sp. 238

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16 X 80

SUBDIVISION Paradise Valley

SQ. FT. OF EXISTING BLDG(S) _____

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-102-00-100

NO. OF FAMILY UNITS 1

OWNER DAVID TOPAI

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION _____

ADDRESS 1109 ROOD AVE

DESCRIPTION OF WORK AND INTENDED USE:
SET MOBILE HOME

TELEPHONE 242-8988

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 10 from property line

PARKING REQ'MT N/A

Maximum Height _____

SPECIAL CONDITIONS: N/A

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 Karla Metzger

Applicant Signature Paul Jui

Date Approved 8/13/93

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

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