

DATE SUBMITTED 11-12-93

BUILDING PERMIT NO. 246872  
FEE \$ 5<sup>00</sup>

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

BLDG ADDRESS 585-25 1/2 Rd.  
SUBDIVISION Paradise Valley Mobile Pk  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT #185  
TAX SCHEDULE NO. 2945-102-00-100  
OWNER Winnie Lucas  
ADDRESS 585 25 1/2 ROAD  
TELEPHONE 243-8769

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16 x 80  
SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
NO. OF FAMILY UNITS \_\_\_\_\_  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_  
DESCRIPTION OF WORK AND INTENDED USE:  
move in mobile home.

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

ZONE PMH  
SETBACKS: Front \_\_\_\_\_ from property line, or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from property line  
Rear \_\_\_\_\_ from property line  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 4 TRAFFIC ZONE 10  
PARKING REQ'MT \_\_\_\_\_  
SPECIAL CONDITIONS: \_\_\_\_\_

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 Kathy Porter  
Date Approved 11-12-93

Applicant Signature Mary Lane  
Date 11/12/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)