

10/19/93

FEE \$ 5.00 466/96

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

BLDG ADDRESS 651 Hwy 50

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

SUBDIVISION Trail's End Mobile Home Park

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ <sup>Space</sup> LOT 21

TAX SCHEDULE NO. 945-262-10-001

NO. OF FAMILY UNITS 1

OWNER OLIVER HAYASHI

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_

ADDRESS 2679 B 1/2 Rd G.J.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 242-8585

Place R.V.

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

ZONE RMH

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X

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 10

SPECIAL CONDITIONS: space #21 is a designated RV space. Must meet all Building Dept. requirements

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 Kathy Parker

Applicant Signature A. Oliver Hayashi

Date Approved 10/19/93

Date 10/19/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)