

FEE \$ 500

BLDG PERMIT NO. 49436

PLANNING CLEARANCE

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

19-2290-01-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 585 25 1/2 Rd #65 TAX SCHEDULE NO. 2945-102-00-100

SUBDIVISION PARADISE VALLEY MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 924

FILING BLK LOT 65 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER JOHN & CHRISTINE MAGNUSON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS SAME

(1) TELEPHONE 242-9016 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS

(2) ADDRESS DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE MOBILE HOME MOVE ON

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PMH Maximum coverage of lot by structures

SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater Per Park Regulations Parking Requirements

Side from PL Rear from PL Per Regulations Special Conditions

Maximum Height

CENSUS TRACT TRAFFIC ZONE

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Christine Magnuson Date 8-5-94

Department Approval Bonnie Edwards Date 8-5-94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No. N/A

Utility Accounting Mellie Fowler Date 8-5-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)