

FEE \$ 10.00

BLDG PERMIT NO. 50532

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3019-2290-01-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 585 25 1/2 Rd TAX SCHEDULE NO. 274510200100
 SUBDIVISION Paradise Valley MHPK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12 x 70
 FILING — BLK — LOT 88 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Walter G Smith NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 585 25 1/2 Rd NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-0390 USE OF EXISTING BLDGS —
 (2) APPLICANT Walter G Smith DESCRIPTION OF WORK AND INTENDED USE: move in mobile home
 (2) ADDRESS Same
 (2) TELEPHONE —

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 PMT Maximum coverage of lot by structures —
 SETBACKS: Front — from property line (PL) or Per Park Parking Req'mt —
— from center of ROW, whichever is greater Special Conditions —
 Side — from PL Rear — from PL
 Maximum Height — Regulations
 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 Walter G Smith Date 11-29-94
 Department Approval Donnie Edwards Date 11-29-94

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A
 Utility Accounting Mellie Fowler Date 11-29-94

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)