

FEE \$ 1000

BLDG PERMIT NO. 50804

PLANNING CLEARANCE

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

D TCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 549 1/2 28 1/2 Rd TAX SCHEDULE NO. 2943-073-01-017

SUBDIVISION Cottonwood Meadows Mobile Home Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14' x 52'

FILING _____ BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Jack Pollard NO. OF DWELLING UNITS BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2955 Dk Rd

(1) TELEPHONE 244-6932 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Tracey W. Locke USE OF EXISTING BLDGS _____

(2) ADDRESS 258 32 1/2 Rd DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 434-1103 (243-6003) Mobile Home Move on - Residence (replacing) -

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 RSF-8 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or 50' from center of ROW, whichever is greater Parking Req'mt _____

Side 5' from PL Rear 15' from PL Special Conditions replacing mobile - no permanent foundation needed 30

Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 30

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 Tracey W. Locke Date 12-30-94

Department Approval Ronnie Edwards Date 12-30-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X WIO No. 3020-1490-05-6

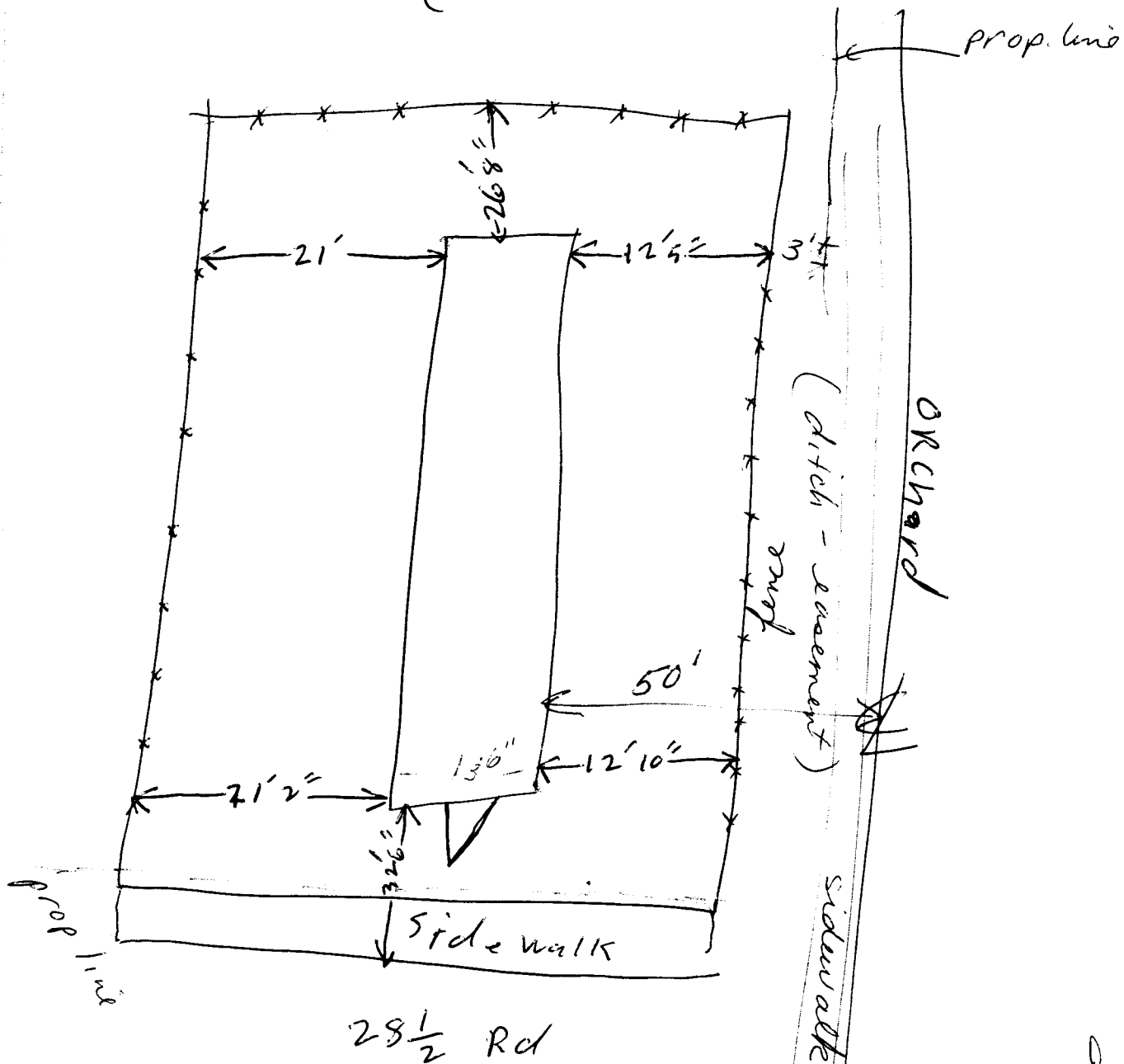
Utility Accounting Chaluchon Date 12-30-94

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)

LOCK 9

326



1415 ACCEPTED Ronnie Edwards

ANY CHANGE OF THE BACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

12/30/94

Center of Orchard to house is 50'

49
29
20

Collector