

FEE \$ 500

BLDG PERMIT NO. 48812

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

16 -0570-05-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2713 B¹/₂ C-3 TAX SCHEDULE NO. 2945-253-00-002
 SUBDIVISION Western Hills MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x70
 FILING - BLK - LOT C-3 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER Don Morris NO. OF DWELLING UNITS BEFORE: -0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2713 B¹/₂ Rd #144 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 303-242-0472 USE OF EXISTING BLDGS -
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: move mobile home
 (2) ADDRESS Same
 (2) TELEPHONE Same

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 Parking Req'mt -
 Side - from PL Rear - from PL Special Conditions Per Park Regulations
 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 [Signature] Date 6/3/94 ✓
 Department Approval Ronnie Edwards Date 6/3/94

Additional water and/or sewer tap fee(s) are required: YES - NO X W/O No. N/A
 Utility Accounting Mellie Fowler Date 6-3-94

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)