

FEE \$ 10.00

BLDG PERMIT NO. 50055

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2713 B 1/2 RD TAX SCHEDULE NO. 2945-253-00-002
SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION
FILING BLK Space LOT B10 PARK SQ. FT. OF EXISTING BLDG(S)
(1) OWNER WESTERN HILLS MOBILE HOME NO. OF DWELLING UNITS
BEFORE: AFTER: THIS CONSTRUCTION
(1) ADDRESS 2713 B 1/2 RD
NO. OF BLDGS ON PARCEL
BEFORE: AFTER: THIS CONSTRUCTION
(2) APPLICANT DARWIN L CARLSON USE OF EXISTING BLDGS
(2) ADDRESS 2713 B 1/2 RD # B10 DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 303-245-1539 place mobile home

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't
Side from PL Rear from PL Special Conditions place on pad per
approved Mobile Home Pk. Plan
Maximum Height CENSUS TRACT 13 TRAFFIC ZONE 84

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 Darwin L Carlson Date 10-10-94
Department Approval Marcia Pitz Date 10-10-94

Additional water and/or sewer tap fee(s) are required: YES NO X W/O No.
Utility Accounting Date 10-10-94

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)