

FEE \$ 10.00

BLDG PERMIT NO. 50018

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

10-0570-05-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2713 B 1/2 Rd C-6 TAX SCHEDULE NO. 2945-253-00-002  
 SUBDIVISION Western Hills MAP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12 x 60  
 FILING \_\_\_\_\_ BLK space SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 LOT C-6  
 (1) OWNER Don Morris NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 2713 B 1/2 Rd # 144  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 303-242-0472 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT same USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE same 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'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions place on pad  
 Maximum Height \_\_\_\_\_ per park plan  
 CENSUS TRACT 13 TRAFFIC ZONE 86

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 Don Morris Date 10/5/94  
 Department Approval Marcia Polyz Date 10-5-94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A Mobile home  
 Utility Accounting Mellie Fowler Date 10-5-94 park

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)