

FEE \$ 10.00

BLDG PERMIT NO. 50088

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2713 1/2 Rd B2W TAX SCHEDULE NO. 2945-253-00-002
~~9008-055-77-494~~

SUBDIVISION Western Hills MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x55

FILING _____ BLK _____ SP. LOT B2W SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Don Merrio NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 2713 1/2 Rd # 144 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 243-0472 USE OF EXISTING BLDGS _____

(2) APPLICANT Don Merrio DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS same

(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 per approved park 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 Don Merrio Date _____

Department Approval Marcia Pity Date 10-12-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting _____ Date 10-12-97

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)