

FEE \$ 500

BLDG PERMIT NO 48733

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1550 US HWY 50 TAX SCHEDULE NO. 2945-233-14-019
G.J. CO. 81503 SPACE 44

SUBDIVISION Grand View Mobile Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION unit - 7008 - 145 - 94 - 080

FILING _____ BLK _____ LOT 44 SQ. FT. OF EXISTING BLDG(S) 12 x 50 (600 sq ft)

(1) OWNER ROBERT MATHER NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) ADDRESS 2158 MCKINLEY CT NO. OF BLDGS ON PARCEL
G.J. CO. 81503 BEFORE: _____ AFTER: _____ CONSTRUCTION

(1) TELEPHONE 243-5327 USE OF ALL EXISTING BLDGS _____

(2) APPLICANT BOBBY SAMORA

(2) ADDRESS 1550 US HWY 50 DESCRIPTION OF WORK & INTENDED USE: To be
G.J. CO. 81503 SPACE 44 placed on existing pad

(2) TELEPHONE 241-8159

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PMH Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front as per park from Property Line (PL) or Parking Req'mt _____
 _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL

Special Conditions: must be mobile home unit

Maximum Height _____

Maximum coverage of lot by structures _____ CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Bobby Samora Date 5/26/94

Department Approval John Dixon Date 5/26/94

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

Utility Accounting Tracy Shafe Date 5/26/94

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)