

FEE \$ 5.00

BLDG PERMIT NO. 492/4

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2845 North Ave TAX SCHEDULE NO. 2943-182-00-071
7008-193-94-133
 SUBDIVISION Shawsash Hill Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14' X 66'
 FILING _____ BLK _____ LOT #28 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER All Good Mobile Homes OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 804 Ute Ave
 (1) TELEPHONE 941-6513 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Bridget N. Craig USE OF EXISTING BLDGS _____
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: place
 (2) TELEPHONE _____ 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 C-1 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 _____
 Maximum Height 10 CENSUS TRACT 7 TRAFFIC ZONE 39

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 Bridget N. Craig Date 7/12/94
 Department Approval Kathy Porter Date 7/12/94

Additional water and/or sewer tap fee(s) are required? YES _____ NO X W/O No. 3001-3030-017
 Utility Accounting C. Richardson Date 7-12-94

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)