

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 52761

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 585 25 1/2 Rd #68 TAX SCHEDULE NO. 2945-102-00-100
 SUBDIVISION Lewis Valley Mobile H.F. SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK — LOT #68 SQ. FT. OF EXISTING BLDG(S) 16 x 60
 (1) OWNER Jeff + Kim Farrott NO. OF DWELLING UNITS
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 585 25 1/2 Rd #68
 (1) TELEPHONE 257-7178 NO. OF BLDGS ON PARCEL
 BEFORE: — AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Jeff + Kim Farrott USE OF EXISTING BLDGS —
 (2) ADDRESS 585 25 1/2 Rd #68 DESCRIPTION OF WORK AND INTENDED USE: —
 (2) TELEPHONE 257-7178 move in mobile

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) Parking Req'mt —
 or — from center of ROW, whichever is greater
 Side — from PL Rear — from PL Special Conditions Per Park Regulations
 Maximum Height — CENS.T. 4 T.ZONE 10 ANN# —

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 Kimberly F. Farrott Date 7-13-95
 Department Approval Donna Edwards Date 7-13-95

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

Utility Accounting — Date 7-13-95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)