

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51409

PLANNING CLEARANCE

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

303-2290-01-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 585 25 1/2 Rd TAX SCHEDULE NO. 2945-102-00-100
 SUBDIVISION Paradise Valley Mobile SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK _____ LOT 161 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Kelly Moruck NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 585 25 1/2 Rd #161 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 215-9155 USE OF EXISTING BLDGS _____
 (2) APPLICANT Tory Stevens DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 585 25 1/2 Rd #161 place mobile home
 (2) TELEPHONE 215-9155

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 master plan (approved)
 CENSUS TRACT 4 TRAFFIC ZONE 10

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 Tory Stevens Date 3-14-95
 Department Approval Maria Rabideaux Date 3-14-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Jacques Hagan Date 3/14/95

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)