

FEE \$ 10 -  
TCP \$ 0 -

BLDG PERMIT NO. 54220

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

PC ✓

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2713 B 1/2 Rd TAX SCHEDULE NO. 2945-25300-002  
SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x70  
FILING \_\_\_\_\_ BLK SBT E2 SQ. FT. OF EXISTING BLDG(S) NA  
(1) OWNER Don Morris NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2713 B 1/2 Rd  
(1) TELEPHONE 242-0472 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Same USE OF EXISTING BLDGS \_\_\_\_\_  
(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_ place mob manufactured 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) Parking Req't \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions place on pad  
Maximum Height \_\_\_\_\_ per approved park plan  
CENS.T. 13 T.ZONE 84 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 Brenda J. Plater Date 11-22-95  
Department Approval Marcia Rabideaux Date 11-22-95

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

Utility Accounting C. Richardson Date 11-22-95

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)