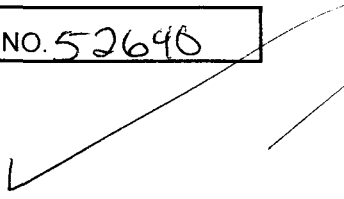


FEE \$	<u>1000</u>
TCP \$	

BLDG PERMIT NO.	<u>52640</u>
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT 2945-253-00-002

BLDG ADDRESS <u>2713 B 1/2 Rd # 315</u>	TAX SCHEDULE NO. 4008-055-94-954
SUBDIVISION <u>Westwood Hill MAP</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>14x82</u>
FILING _____ BLK _____ LOT _____	SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER <u>Don Morris</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2713 B 1/2 Rd</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-1472</u>	USE OF EXISTING BLDGS _____
(2) APPLICANT <u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>Miscel</u>
(2) ADDRESS _____	<u>(moved 1 trailer out - 1 trailer back in)</u>
(2) TELEPHONE _____	

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 <u>PMH</u>	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 <u>See file #</u>
Maximum Height _____	<u>64 92</u>
	CENS.T. <u>13</u> T.ZONE <u>84</u> 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 <u>Don Morris</u>	Date _____
Department Approval <u>Marcia Pabedans</u>	Date <u>7-3-95</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO N/A W/O No. N/A - no change in use

Utility Accounting Willie Joubert Date 7-3-95

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)