

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO.	52361
-----------------	-------

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 2713 B¹/₂ RC # 121 TAX SCHEDULE NO. 7009-158-95-321

SUBDIVISION Western Hills MHR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14 X 53

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Don Morin NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2713 B¹/₂ RC # 144 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-0422 USE OF EXISTING BLDGS _____

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS Same (2) TELEPHONE Same 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) or _____ from center of ROW, whichever is greater Parking Req't _____

Side _____ from PL Rear _____ from PL Special Conditions PER PARK REGULATIONS

Maximum Height _____ 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 [Signature] Date 6-7-95

Department Approval [Signature] Date 6-7-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1001-0570-05-8

Utility Accounting [Signature] Date 6-7-95

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)