

FEE \$	10 ⁰⁰
TCP \$	7

BLDG PERMIT NO. 52589

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

1001-0570-04-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2713 B 1/2 Rd 101 TAX SCHEDULE NO. 2945-253-00-002
 SUBDIVISION Western Hills MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK — LOT 101 SQ. FT. OF EXISTING BLDG(S) 12 x 60
 (1) OWNER Don Morris NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS —
 (1) TELEPHONE 243-0472 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT — USE OF EXISTING BLDGS —
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
move in mobile
 (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 pm H 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
 Maximum Height — Regulations
 CENS.T. 13 T.ZONE 86 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 Don Morris Date 4/27/95

Department Approval Ronnie Edwards Date 6/27/95

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

Utility Accounting Millie Fowler Date 6-27-95

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)