

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO.	53513
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



1001-0570-05-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2713 B1/2 Rd sp. #100 TAX SCHEDULE NO. 2945-253-00-002

SUBDIVISION Western Hills Trlr. Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK — LOT Sp #100 SQ. FT. OF EXISTING BLDG(S) 12 x 65

(1) OWNER Don Morris NO. OF DWELLING UNITS
BEFORE: 1 AFTER: N/A THIS CONSTRUCTION

(1) ADDRESS 242-0472 NO. OF BLDGS ON PARCEL
BEFORE: — AFTER: — THIS CONSTRUCTION

(1) TELEPHONE 434-5585 USE OF EXISTING BLDGS —

(2) APPLICANT Jovella Castro DESCRIPTION OF WORK AND INTENDED USE: —

(2) ADDRESS 3225 Downey Ave. Apt A (2) TELEPHONE 434-5585 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) Parking Req'mt —
or — from center of ROW, whichever is greater

Side — from PL Rear — from PL Special Conditions Per Park Regulations

Maximum Height — 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 Jovella Castro Date 9/25/95

Department Approval Ronnie Edwards Date 9/25/95

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

Utility Accounting Miller Fowler Date 9-25-95

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)