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BLDG PERMIT NO. 52189

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2322 Hwy 10850 TAX SCHEDULE NO. 2945-052-00-067  
SUBDIVISION Mobile City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10x20 shed approx 10x20 deck  
FILING      BLK      LOT #25 SQ. FT. OF EXISTING BLDG(S) 16x80 mobile home  
(1) OWNER Pamela Franklin NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2322 Hwy 10850 #25 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 970-241-1642

AP APPLICANT      USE OF EXISTING BLDGS       
(2) ADDRESS 301 Country Club Park DESCRIPTION OF WORK AND INTENDED USE: living quarter, deck & shed (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 I-1 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 PER MOBILE HOME Park Regulations  
Maximum Height      CENS.T. 9 T.ZONE 1 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 Pamela Franklin Date 5-22-95  
Department Approval Donnie Edwards Date 5-22-95

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

Utility Accounting Richardson Date 5-22-95

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)