

FEE \$ 10.00
TCP \$ 0

BLDG PERMIT NO. 52427

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2322 Hwy 6 E 50 TAX SCHEDULE NO. 7008-164-95-379
SUBDIVISION Mobile City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1178
FILING _____ BLK _____ space # SQ. FT. OF EXISTING BLDG(S) NA
lot 17
(1) OWNER JAMES + Marilyn Smith NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2322 Hwy 6 +50
(1) TELEPHONE (970) 245-1474 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SAME USE OF EXISTING BLDGS _____
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ place mobile home

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 H.O. 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 place on pad
Maximum Height _____ per approved plan
CENS.T. 9 T.ZONE 6 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 James E. Smith Date 6-13-95
Department Approval Marcia Babideaux Date 6-13-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - Not on city sewer

Utility Accounting Michelle Fowler Date 6-13-95

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)