

FEE \$ 10.00

BLDG PERMIT NO. 51710

Single Family **PLANNING CLEARANCE**
(~~site plan review, multi-family development, non-residential development~~)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2322 HWY 6450 #48 TAX SCHEDULE NO. 2945-052-00-067
 SUBDIVISION Mobile City Mobile Home Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 896
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Joseph D. & Karen L. Kooyenga NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 1 CONSTRUCTION
 (1) ADDRESS 1491 HWY 50 #9, Delta, CO NO. OF BLDGS ON PARCEL
81416 BEFORE: _____ AFTER: 1 CONSTRUCTION
 (1) TELEPHONE 874-4587 USE OF ALL EXISTING BLDGS N/A
 (2) APPLICANT same DESCRIPTION OF WORK & INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ residence (mobile home)

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE H.O. Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front _____ from Property Line (PL) or Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Special Conditions: place per approved
PARK plan - on pad
 CENSUS TRACT 9 TRAFFIC ZONE 6

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Karen L. Kooyenga Date 4/10/95

Department Approval Marcia Babideaux Date 4-10-95

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

Utility Accounting Tracy Schaefer Date 4/10/95

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)