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TCP \$	—

BLDG PERMIT NO. 52303

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



THIS SECTION TO BE COMPLETED BY APPLICANT 2943-182-00-081

BLDG ADDRESS	<u>2837 north ave</u>	TAX SCHEDULE NO.	<u>2008-289-62-671</u>
SUBDIVISION	<u>A &amp; W trailer park</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>—</u>
FILING	<u>—</u> BLK <u>—</u> LOT <u>#68</u>	SQ. FT. OF EXISTING BLDG(S)	<u>300 PD</u>
(1) OWNER	<u>John Davis &amp; Debra Davis</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>P.O. 2867 65 81502</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>303-243-2309</u>	USE OF EXISTING BLDGS	<u>—</u>
(2) APPLICANT	<u>—</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>move on trailer</u>
(2) ADDRESS	<u>—</u>		
(2) TELEPHONE	<u>—</u>		

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	<u>PMH / C1</u>	Maximum coverage of lot by structures	<u>—</u>
SETBACKS: Front	<u>—</u> from property line (PL)	Parking Req't	<u>—</u>
or	<u>—</u> from center of ROW, whichever is greater	Special Conditions	<u>PER PARK Regulations</u>
Side	<u>—</u> from PL		
Rear	<u>—</u> from PL		
Maximum Height	<u>—</u>	CENS.T.	<u>60</u> T.ZONE <u>30</u> 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 [Signature] Date 6-1-95

Department Approval [Signature: Ronnie Edwards] Date 6-1-95

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. 3001-3010-04-3

Utility Accounting [Signature] Date 6-1-95

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)