

FEE \$ 10⁰⁰

BLDG PERMIT NO. 51536

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

3005-3110-01-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2845 North Ave #23 TAX SCHEDULE NO. 2943-182-00-079

SUBDIVISION Shamrock Mobile Home Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 16 x 60

(1) OWNER Acts Mobile Homes NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS Way 501 Tontose Co

(1) TELEPHONE 249-9698 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT Fireside Construct. USE OF EXISTING BLDGS _____

(2) ADDRESS PO Box 479 Palisade DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 464-0816 mobile home set up, deck and awning

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 C-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 _____

Maximum Height _____ CENSUS TRACT 7 TRAFFIC ZONE 39

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 Chas J. Sloan Date 3/21/95

Department Approval Ronnie Edwards Date 3/21/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A no change in use

Utility Accounting Miller Fowler Date 3-21-95

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)