

FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 52178

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

5020-2200-02-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2844 1/2 Texas Ave TAX SCHEDULE NO. 2943-073-02-047  
 SUBDIVISION Cottonwood Meadow SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 FILING — BLK 5 LOT 12 SQ. FT. OF EXISTING BLDG(S) 14 x 80 mobile  
 (1) OWNER Mrs. Teenie Allen NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2844 1/2 Texas Ave NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 256-0511 USE OF EXISTING BLDGS —  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: —  
 (2) ADDRESS — (2) TELEPHONE — 20' x 20' unattached carport

**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 PMH Maximum coverage of lot by structures —  
 SETBACKS: Front — from property line (PL) or — from center of ROW, whichever is greater Parking Req't —  
 Side — from PL Rear — from PL Special Conditions per park regulations  
 Maximum Height — CENS.T. 6 T.ZONE 30 ANNEX# —

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 Teenie Allen Date May 11, 1995

Department Approval Ronnie Edwards Date 5/11/95

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

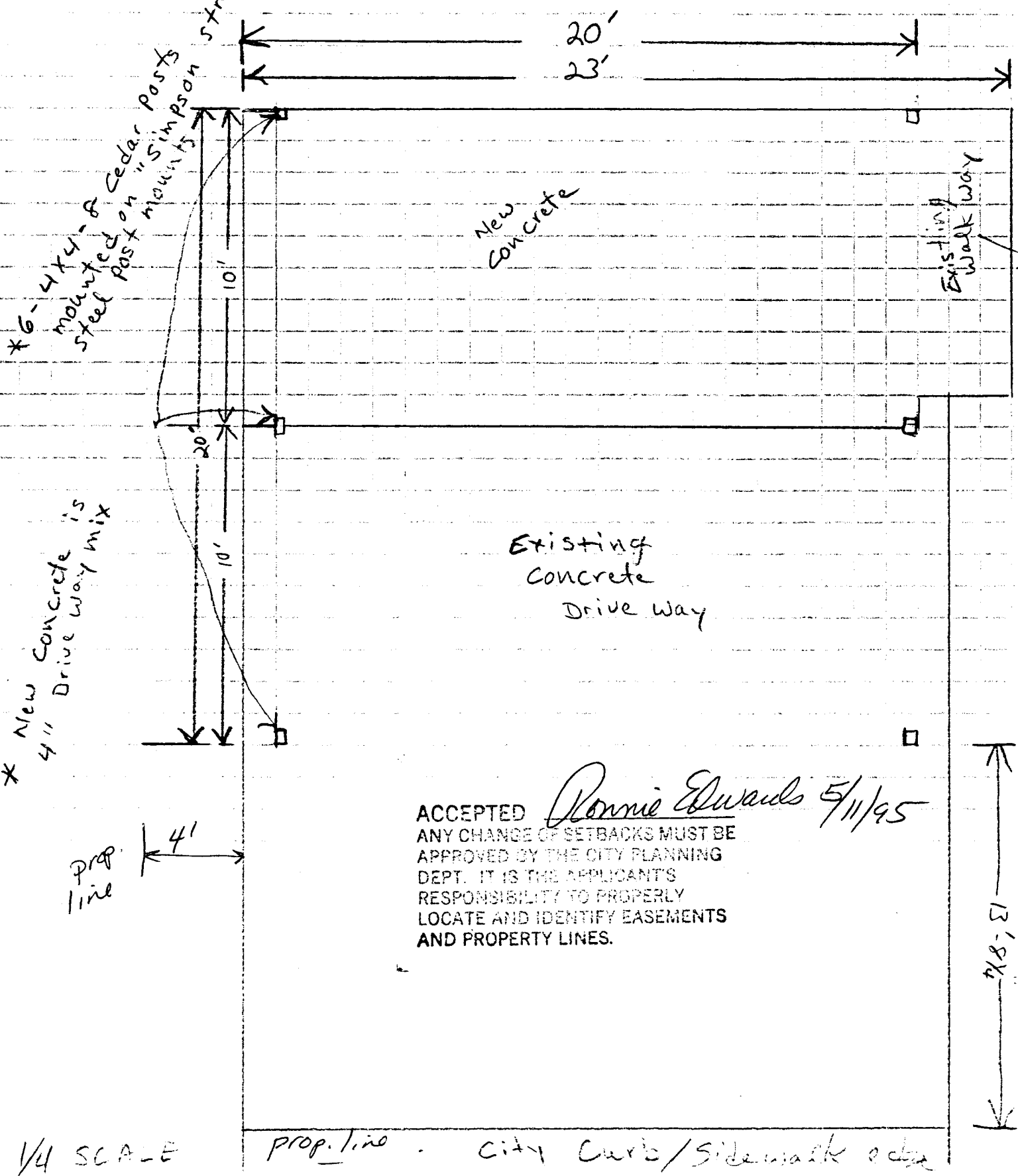
Utility Accounting Mullie Fowler Date 5-11-95

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)

Mrs. Allen  
2844 1/2 Texas Ave  
Grand Junction

# CAR PORT



\* New Concrete is 4" Drive Way mix

\* 6-4x4-8 Cedar posts mounted on Simpson steel post mounts

New Concrete

Existing Concrete Drive Way

Existing Walkway

ACCEPTED *Ronnie Edwards 5/11/95*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1/4 SCALE

Prop. line - City Curb/Sidewalk edge