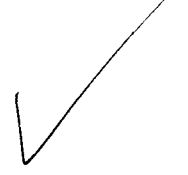


FEE \$ 10⁰⁰
TCP \$ —

BLDG PERMIT NO. 53303

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



3020-2280-035

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 533 Willow Rd. TAX SCHEDULE NO. 2943-073-02-035
SUBDIVISION Cotton Wood Meadows FT. OF PROPOSED BLDG(S)/ADDITION 12x16
FILING — BLK 4 LOT 4 SQ. FT. OF EXISTING BLDG(S) 24' x 64'
(1) OWNER MARVIN T. TRIMMER NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 533 WILLOW RD
(1) TELEPHONE 243-8583 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
(2) APPLICANT MARVIN T. TRIMMER USE OF EXISTING BLDGS home
(2) ADDRESS 533 WILLOW RD DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 243-8583 Storage shed

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
Side _____ from PL Rear _____ from PL
Maximum Height _____
Special Conditions Per Park Regulations & Covenants
CENS.T. 6 T.ZONE 30 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 Marvin J. Trimmer Date 9-5-95
Department Approval Ronnie Edwards Date 9-5-95

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 Miller Fowler Date 9-5-95

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)

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.

