

FEE \$ 10.00

BLDG PERMIT NO. 51356

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

5020-2330-05-3 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 538 1/2 Willow Rd TAX SCHEDULE NO. 2943-073-02-039
SUBDIVISION POTTERWOOD MENIDIOS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16' x 12'
FILING _____ BLK 5 LOT 4 SQ. FT. OF EXISTING BLDG(S) 14' x 80'
(1) OWNER HAROLD JOHNSON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 538 1/2 Willow Rd
(1) TELEPHONE 242-1744 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT HAROLD JOHNSON USE OF EXISTING BLDGS home
(2) ADDRESS 538 1/2 Willow Rd DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 242-1744 enclose carpet

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 20' from property line (PL) or _____ Parking Req'mt _____
_____ from center of ROW, whichever is greater Special Conditions _____
Side 5' from PL Rear 15' from PL
Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 30

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).

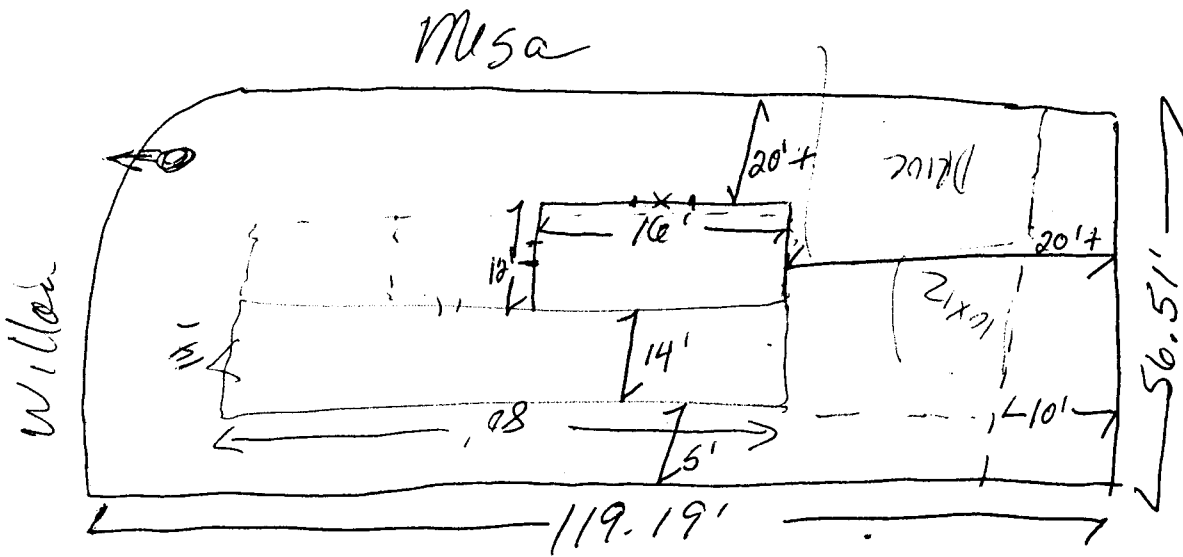
Applicant Signature [Signature] Date 3/9/95
Department Approval [Signature] Date 3/9/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in use
Utility Accounting Millie Fowler Date 3-9-95

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)

538 1/2 Willow Rd



ACCEPTED BP 3/9/95
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.