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TCP \$	<u>—</u>

BLDG PERMIT NO. 56730

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

✓ 5+2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>2322 Hwy 50</u>	TAX SCHEDULE NO. <u>2948-052-00-067</u>
SUBDIVISION <u>MOBIL CITY</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>28444</u>
FILING _____ BLK _____ LOT <u>58</u>	SQ. FT. OF EXISTING BLDG(S) <u>—</u>
(1) OWNER <u>JAMES WEBBER</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>2322 Hwy 50 #58</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>(970) 260-4424</u>	USE OF EXISTING BLDGS <u>—</u>
(2) APPLICANT <u>SAME</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS _____	
(2) TELEPHONE _____	<u>move in mobile</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>H0</u>	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 <u>Per Park Regulations</u>
Maximum Height _____	CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>6</u>

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 <u>[Signature]</u>	Date <u>7-10-96</u>
Department Approval <u>Ronnie Edwards</u>	Date <u>7-10-96</u>

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. on own sewer system

Utility Accounting <u>Melvin Fowler</u>	Date <u>7-10-96</u>
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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)