

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 57047

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

401-1590-0370 Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 669 Hwy. 50 #3 TAX SCHEDULE NO. 2945-262-07-001  
 SUBDIVISION Green Acres SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12<sup>ft</sup> by 60<sup>ft</sup>  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER \_\_\_\_\_ NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 669 Hwy. 50  
 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE (970) 243-1203  
 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT Charles Horrocks  
 DESCRIPTION OF WORK AND INTENDED USE: Mobile  
 (2) ADDRESS 290 W. Parkview Dr.  
home hook up  
 (2) TELEPHONE 242-4733

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'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions per park regs  
 Maximum Height per regs CENSUS TRACT \_\_\_\_\_ TRAFFIC ZONE \_\_\_\_\_

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 Charles Horrocks Date 8-6-96  
 Department Approval Bill Nuhn Date 8.6.96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. n/a - no chg  
 Utility Accounting Callie DeBost Date existing

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)