

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 56704

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



THIS SECTION TO BE COMPLETED BY APPLICANT 2945-233-14-019

BLDG ADDRESS 1550 Hwy 50 Sp 21 TAX SCHEDULE NO. 7008-185-96175
 SUBDIVISION Moon & Days Add. to Orch. Mesa Heights - Grand View MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 660
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Galun Keane NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 923 19 Road NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 858-7001 USE OF EXISTING BLDGS _____
 (2) APPLICANT L3L Development DESCRIPTION OF WORK AND INTENDED USE: mobile
 (2) ADDRESS 202 Chipeta Ave. Home set-up
 (2) TELEPHONE 245-3343

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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions per park req.s
 Side _____ from PL Rear _____ from PL
 Maximum Height _____ 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 [Signature] Date 7-3-96
 Department Approval Marcia Rabideaux Date 7-3-96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. TR 76136
 Utility Accounting [Signature] Date 7-3-96

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)