

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

BLDG PERMIT NO. 56057

f004 3350087

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 1550 Hiway 50 #41 TAX SCHEDULE NO. 2945-233-14-019  
SUBDIVISION GrandView MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4204  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER GALEN KETLE NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 923 20 ROAD  
(1) TELEPHONE 858-7001 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT STEVEN LEE L&L Development USE OF EXISTING BLDGS MOBILE HOME PARK  
(2) ADDRESS 202 Chipeta Ave. DESCRIPTION OF WORK AND INTENDED USE: MOBILE HOME  
(2) TELEPHONE 970-245-3343 SET-UP.

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 Reqmt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Perpark regs  
Maximum Height \_\_\_\_\_ CENS.T. 13 T.ZONE 80 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 [Signature] Date 5-8-96  
Department Approval Marcia Rabideaux Date 5-8-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO ✓ W/O No. 9 N/A Est MHP  
Utility Accounting Marshall Cole Date 5/8/96

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)