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BLDG PERMIT NO. 57740

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

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No Appl. at

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2322 Hwy 6 1/2 TAX SCHEDULE NO. 2945-052-00-067  
SUBDIVISION Mobile City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1100  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 16 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER Bryan Smith NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2322 Highway 6 1/2 NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
(1) TELEPHONE 523-0207 USE OF EXISTING BLDGS \_\_\_\_\_  
(2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
(2) ADDRESS \_\_\_\_\_  
(2) TELEPHONE \_\_\_\_\_ Place new mobile home

**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 H.O. Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Place on pad -  
as approved  
Maximum Height \_\_\_\_\_ CENSUS TRACT 9 TRAFFIC ZONE 6

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 Bryan A Smith Date 10-3-96

Department Approval Marcia Robideaux Date 10-3-96

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

Utility Accounting atencio Date 10-3-96

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)