

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

BLDG PERMIT NO. 57314

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3001-3030-01-7 Shamrock Mobile Home Park

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2845 North Ave #10 TAX SCHEDULE NO. 2943-182-00-079  
 SUBDIVISION Shamrock SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x70  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER MARVIN Krumtum NO. OF DWELLING UNITS BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 2845 North Ave #10  
 (1) TELEPHONE 970-242-3407 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT Linda Krumtum USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 2845 North Ave #10 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 970-242-3407 place trailer

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 C-1 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 Setbacks per park regs  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 7 TRAFFIC ZONE 55

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 Linda Krumtum Date 8-28-96  
 Department Approval Anty Costello Date 8-28-96

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

Utility Accounting Attendants Date 8-28-96

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)