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BLDG PERMIT NO. 55348

Wakefield Management

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2953 N AVE TAX SCHEDULE NO. 2943-171-00-032
SUBDIVISION ? Trailer Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 784 ^{14X56}
FILING — BLK — LOT Sp. #7 SQ. FT. OF EXISTING BLDG(S) — ⁹⁰
(1) OWNER JAMES Duncan NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS Box 215 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE 931-2499 USE OF EXISTING BLDGS —
(2) APPLICANT Yon D DESCRIPTION OF WORK AND INTENDED USE: set mobile
(2) ADDRESS 4162 Hwy 141 - Gateway move in mobile
(2) TELEPHONE —

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 — 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 Regulations -
Side — from PL Rear — from PL CENS.T. 7 T.ZONE 54 ANN# —
Maximum Height —

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 Yon D Date 3-12-96
Department Approval Ronnie Edwards Date 3-12-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. N/A
Utility Accounting Millie Soule Date 3-12-96

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)