

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 55563

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2255 1/2 St #2 TAX SCHEDULE NO. 2943-182-00-079
 SUBDIVISION Shamrock SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~7278~~ 8x23
 FILING — BLK — LOT Sp. 2- SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER — NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Same NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE — USE OF EXISTING BLDGS —
 (2) APPLICANT — DESCRIPTION OF WORK AND INTENDED USE: move in mobile
 (2) ADDRESS 2255 1/2 St #1
 (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 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 RV - going in
 Maximum Height Set per park regulations RV spaces
 CENS.T. — T.ZONE — 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 Ralph F. West Date 3/29/96
 Department Approval Donnie Edwards Date 3/29/96

Additional water and/or sewer tap fee(s) are required: YES — NO W/O No. —
 Utility Accounting Richardson Date 3-29-96

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)