| FEE $ _10⁰⁰_ | BLDG PERMIT NO. _55100_ |
| TCP $ — | |

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

☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS _2845 NORTH AVE_   TAX SCHEDULE NO. _2943-182-00-079_

SUBDIVISION _SHAMROCK M.H. PARK_   SQ. FT. OF PROPOSED BLDG(S)/ADDITION _14×52_

FILING _—_ BLK _—_ LOT _#14_   SQ. FT. OF EXISTING BLDG(S) _—_

(1) OWNER _STAN M°DONALD_   NO. OF DWELLING UNITS
BEFORE: _0_ AFTER: _1_ THIS CONSTRUCTION

(1) ADDRESS _2845 NORTH AVE #14_

(1) TELEPHONE _____   NO. OF BLDGS ON PARCEL
BEFORE: _0_ AFTER: _1_ THIS CONSTRUCTION

(2) APPLICANT _SAME_   USE OF EXISTING BLDGS _—_

(2) ADDRESS _____   DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____   _move in mobile_

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)   Parking Req'mt _____
or _____ from center of ROW, whichever is greater   Special Conditions _PER PARK_

Side _____ from PL   Rear _____ from PL   _REGULATIONS_

Maximum Height _____   CENS.T. _____ T.ZONE _____ ANNX#_____

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 _Stan M°Donald_   Date _2/20/96_

Department Approval _Ronnie Edwards_   Date _2/20/96_

— Additional water and/or sewer tap fee(s) are required: YES _____ NO _X_ W/O No. _3001-3030-C1-7_

Utility Accounting _____   Date _2-20-96_

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)