

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

BLDG PERMIT NO. 26918

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2841 TELLER AVE SP. 9 TAX SCHEDULE NO. 2943-182-02-015  
SUBDIVISION VILLAGE MOBILE HOME PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 70 x 14  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 9 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER DON KYLE NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 878 2 1/2 RD. G.J. 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: PLACE  
(2) TELEPHONE \_\_\_\_\_ 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 C-2 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 regs  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
Maximum Height \_\_\_\_\_  
CENSUS TRACT 7 TRAFFIC ZONE 39

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 Don Kyle Date 7-24-96  
Department Approval Marcia Rabideaux Date 7-24-96

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

Utility Accounting [Signature] Date 7/24/96

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)