

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO.	59189
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 585 25 1/2 Rd #2 TAX SCHEDULE NO. 2945-102-00-100
~~7008-050-97-036~~

SUBDIVISION Paradise Valley MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1165

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 824

(1) OWNER Jim & Linda Franklin NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS same Grand Jct. Co. 87505

(1) TELEPHONE (970) 241-1424 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Stan Martin USE OF EXISTING BLDGS Residence

(2) ADDRESS 2465 Hwy 6-150 DESCRIPTION OF WORK AND INTENDED USE:
New mobile home set-up

(2) TELEPHONE (970) 256-1604

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 PMH 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 Per park regs.

Maximum Height _____ CENSUS TRACT 4 TRAFFIC ZONE 10

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 Martin Date 2/20/97

Department Approval Antonio Costello Date 2/20/97

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

Utility Accounting Chris Anderson Date 2-20-97

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)