

FEE \$ 10.00
TCP \$ _____

BLDG PERMIT NO. 59352

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



3019-2290-01-0

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 585 25 1/2 Rd. # 57 TAX SCHEDULE NO. 2945-102-00-100

SUBDIVISION Paradise Valley Mobile Hts. SQ. FT. OF PROPOSED BLDG(S)/ADDITION Deck 160 sq. ft.

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 900 sq. ft.

(1) OWNER Audrey Richardson NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 721 -26 Rd NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 242-2267 USE OF EXISTING BLDGS Dwelling

(2) APPLICANT Earl F. Van Ginkel DESCRIPTION OF WORK AND INTENDED USE: Deck

(2) ADDRESS 618 29 1/2 Rd.

(2) TELEPHONE 242-3820

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 B PMH Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions place per approved
park plan

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 Earl F. Van Ginkel Date 3-5-97

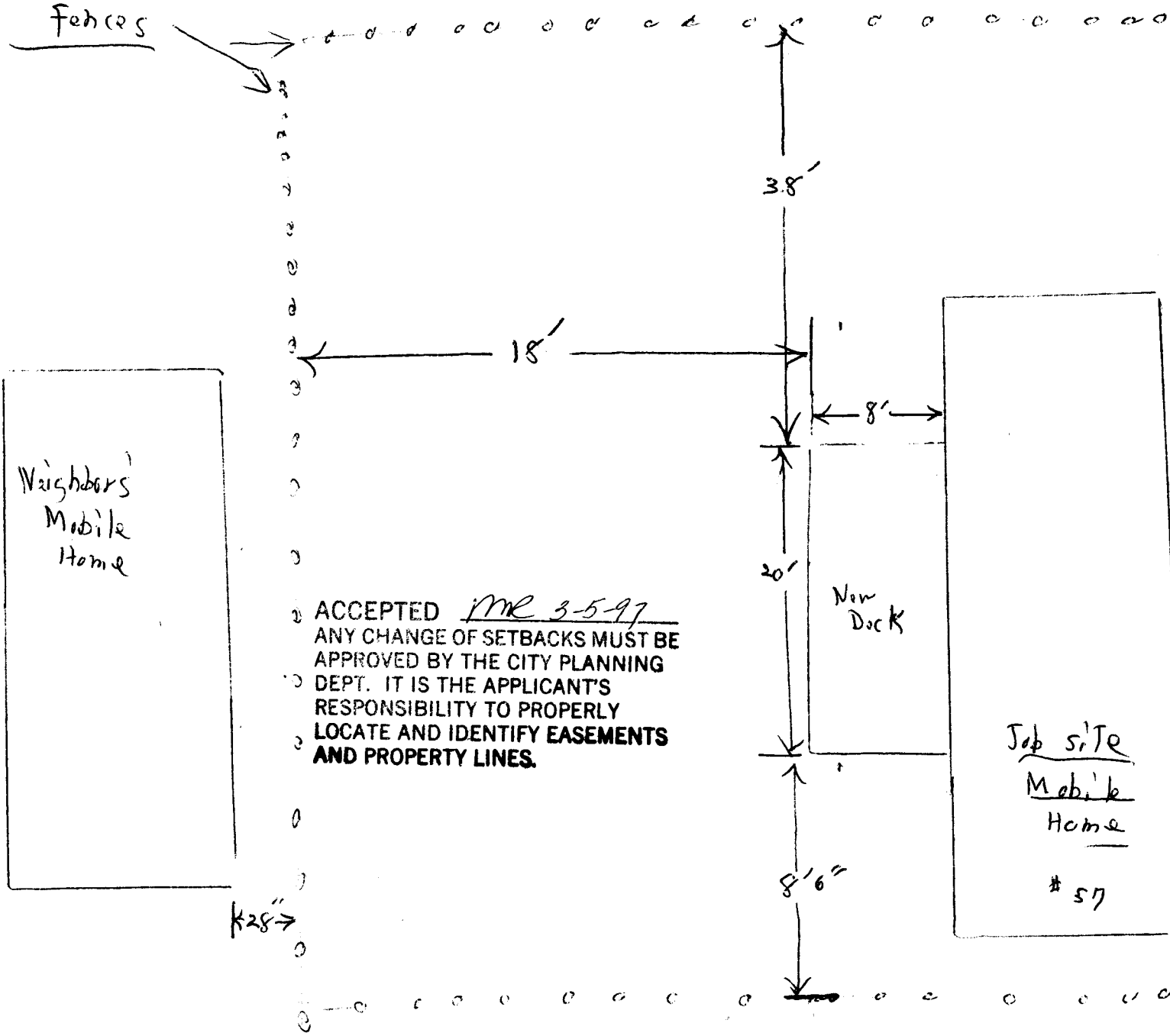
Department Approval Marcia Rabideaux Date 3-5-97

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

Utility Accounting [Signature] Date 3/5/97

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)



Neighbors
Mobile
Home

ACCEPTED ME 3-5-97
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

New
Dock

Job site
Mobile
Home
57

Fences

28" →

38'

18'

8'

20'

8'6"