

FEE \$ 10 -
TCP \$ - 0 -

BLDG PERMIT NO. 59640

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 #64 TAX SCHEDULE NO. 2945-102-00-100

SUBDIVISION Paradise Valley Mobile Ct SQ. FT. OF PROPOSED BLDG(S)/ADDITION deck - 140 sq. ft
80 sq. ft. - Shed

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 980 sq. ft - HOME

(1) OWNER Melvin Kralicek NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 585 25 1/2 Rd #64 NO. OF BLDGS ON PARCEL
BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Earl VanGinkel USE OF EXISTING BLDGS ONE Mobile HOME
ONE utility shed

(2) ADDRESS P.O. Box 60214 Grand Jct. DESCRIPTION OF WORK AND INTENDED USE: 7' x 20'
deck

(2) TELEPHONE 523-4367

REQUIRED: One ~~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 place on site per
approval of park

Maximum Height _____ CENSUS TRACT 9 TRAFFIC ZONE 97

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 VanGinkel Date 3-24-97

Department Approval Marcia Rutledge Date 3-24-97

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

Utility Accounting Tracy Shaffer Date 3/24/97

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)

585 25 1/2 Rd

64

