FEE 9	10	
TCP S	ß	0-

BI DG	PERMIT NO	59640
BLDG	PERMIL NO	2640

PLANNING CLEARANCE

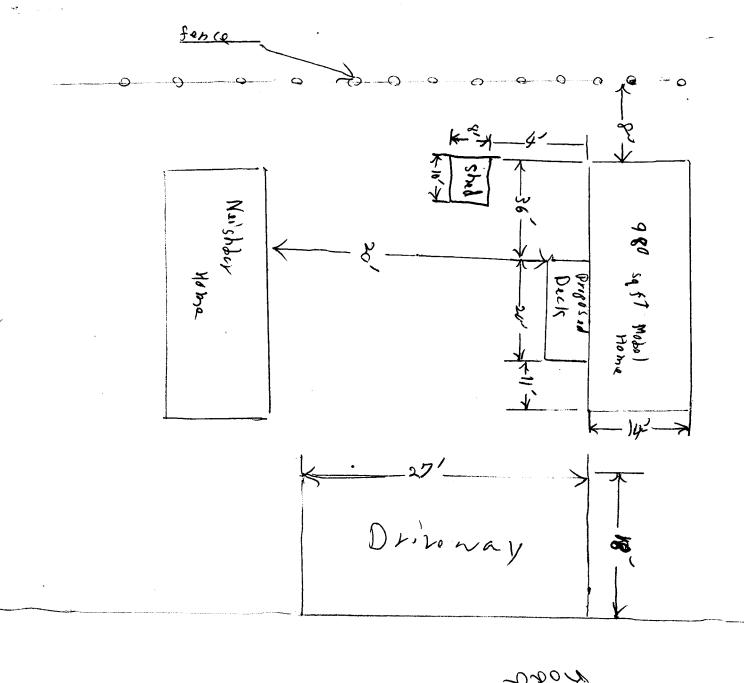
(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

FINE THIS SECTION TO BE COMPLETED BY APPLICANT 194

BLDG ADDRESS 585 253 Rd 164	TAX SCHEDULE NO. <u>2945-102-00-100</u>				
SÜBDIVISION Paradise Valley Mobile C+	SQ. FT. OF PROPOSED BLDG(S)/ADDITION deck- 140 sq. 80 sq Shed				
FILING BLK LOT	SQ. FT. OF EXISTING BLDG(S) 980 SAFT - home				
OWNER Melvin Knalicek	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION				
(1) ADDRESS 585 25 2 Rd # 64	NO. OF BLDGS ON PARCEL				
(1) TELEPHONE 256 - 0416	BEFORE: _ & _ AFTER: _ & _ THIS CONSTRUCTION				
(2) APPLICANT Earl Van Ginkel	USE OF EXISTING BLDGS ONE WITH Shed				
(2) ADDRESS P.O. Box 60214 Grand got.	DESCRIPTION OF WORK AND INTENDED USE: "]' x 20'				
(2) TELEPHONE 523 - 4367	deck				
REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper setbacks to all property lines, ingress/egress to the prop	r, showing all existing and proposed structure location(s), parking, erty, and all easements and rights-of-way which abut the parcel.				
** THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF **					
ZONE $\rho M H$	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 F	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 and & Van Sons	Date 3-24-97				
Department Approval Marcia Habidea	uf Date 3-24-97				
Additional water and/or sewer tap fee(s) are required: Y	ES NO W/O No				
Utility Accounting carry h	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)				

252 Rd # 64



bood