

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 161712

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

1001-0570-05-8

BLDG ADDRESS 2713 B 1/2 Rd #102 TAX SCHEDULE NO. 29452530002
 SUBDIVISION Western Hills MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x64
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Don Morris NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 2713 B 1/2 Rd #144 NO. OF BLDGS ON PARCEL BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 342-0472 USE OF EXISTING BLDGS _____
 (2) APPLICANT Don Morris DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 2713 B 1/2 Rd Place Mobile
 (2) TELEPHONE 342-0472

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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) Parking Req'mt _____
 or _____ from center of ROW whichever is greater Special Conditions _____
 Side PER PARK REAR from PL Rear _____ from PL
 Maximum Height _____ CENSUS 13 TRAFFIC 87 ANN# _____

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 Morris Date 8/22/97
 Department Approval Santa F Castello Date 8/22/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 8/22/97

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)