

FEE \$ 10<sup>00</sup>  
TCP \$ 0

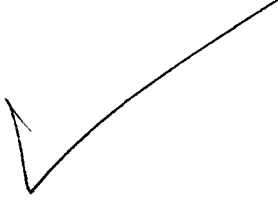
BLDG PERMIT NO. 58804

1001-657005-8

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2713 B 1/2 Rd #312 TAX SCHEDULE NO. ~~2945-253-00-002~~

SUBDIVISION Western Hills Mobile Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 14 X 70

(1) OWNER D. Morris NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2713 B 1/2 Rd #144

(1) TELEPHONE 970-242-0472 NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(2) APPLICANT Western Hills Mobile Park USE OF EXISTING BLDGS \_\_\_\_\_

(2) ADDRESS 2713 B 1/2 Rd #144 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 970-242-0472 Place New Mobile Home

**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 Perpark regs.

Maximum Height \_\_\_\_\_ CENSUS TRACT 13 TRAFFIC ZONE 86

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 Judy H. Vogel Date 1-15-97

Department Approval Laura J. Castello Date 1-15-97

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

Utility Accounting at Mendocino Date 1-15-97

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)