

FEE \$	1000
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 02463

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 651 Hwy 50 <sup>of 12</sup> TAX SCHEDULE NO. 2945-262-10-001  
 SUBDIVISION TRAILS END SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x68  
 FILING AA BLK AA LOT 12 SQ. FT. OF EXISTING BLDG(S) AA  
 (1) OWNER Tracy Cook NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 651 Hwy 50 # 12  
 (1) TELEPHONE 263-0686 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Tracy Cook USE OF EXISTING BLDGS AA  
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE same building mobile home

**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)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Per Park Regs  
 Maximum Height \_\_\_\_\_ CENSUS 13 TRAFFIC 80 ANNEX# \_\_\_\_\_

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 [Signature] Date 10-15-97  
 Department Approval [Signature] Date 10-15-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. TR 82506  
 Utility Accounting [Signature] Date 10-15-97

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)