

FEE \$ 10⁰⁰
 TCP \$ —

BLDG PERMIT NO. 58839

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

3001-3030.012

Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2845 North Ave TAX SCHEDULE NO. 2943-182-00-079
 SUBDIVISION Shamrock MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16 x 68
 FILING — BLK — LOT Sp #18 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Charles & Geraldine McDaniel NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2845 North Ave #18
 (1) TELEPHONE 242-7317 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Melanie Johnson USE OF EXISTING BLDGS —
 (2) ADDRESS 546 Wasatch St DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-7317 move in 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 C-1 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 Regulations
 Maximum Height _____ CENSUS TRACT 39 TRAFFIC ZONE 7

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 Geraldine McDaniel Date 1-21-97

Department Approval Connie Edwards Date 1-21-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. Existing M/H Park

Utility Accounting MICol Date 1/21/97

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)