

FEE \$ <u>10.00</u>
TCP \$ _____
SIF \$ _____



BLDG PERMIT NO. 65631

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 1126 Outay Ave TAX SCHEDULE NO. 2945-262-00-001  
 SUBDIVISION Chm Mobile Hl Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8 x 40  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 22 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Paul E Garcia NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1126 Outay Ave NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
Grand St  
 (1) TELEPHONE 256-7522 USE OF EXISTING BLDGS m H Park  
 (2) APPLICANT \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Moving m H into park

**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 Per Park  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions Rear  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_ CENSUS 13 TRAFFIC 87 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 Paul E Garcia Date 6-11-98  
 Department Approval X Valdes Date 6-11-98

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

Utility Accounting R. Raymond Date 6/11/98

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)

**IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:**

1. An outline of the PROPERTY LINES with dimensions. [ ]
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. [ ]  
The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). [ ]
4. All EASEMENTS or RIGHTS-OF-WAY on the property. [ ]
5. All other STRUCTURES on the property. [ ]
6. All STREETS adjacent to the property and street names. [ ]
7. All existing and proposed DRIVEWAYS. [ ]
8. An arrow indicating NORTH. [ ]
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. [ ]

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.

