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TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 72503



Your Bridge to a Better Community

147-134
 BLDG ADDRESS 2713 B/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-253-00-002 SQ. FT. OF EXISTING BLDGS 14 x 76

SUBDIVISION Wester Hills Mobil Home TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT 314 NO. OF DWELLING UNITS:

(1) OWNER Don Morris Before: 1 After: 1 this Construction

(1) ADDRESS 2713 B/2 Rd #144 81503 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970-242-0472 Before: 1 After: 1 this Construction

(2) APPLICANT Some USE OF EXISTING BUILDINGS _____

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE Moving mobile

(2) TELEPHONE _____ TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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 Recreo PMH Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side Per Park Bear from PL _____ from PL _____ Parking Req't _____

Maximum Height _____ Special Conditions _____

CENSUS 13 TRAFFIC 80 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Bronco S. Platone Date 10-19-99

Department Approval Yiska Wagon Date 10/19/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use # of sp.</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>10/19/99</u>

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)