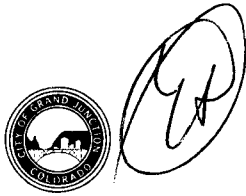


FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO.	69592
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

001,003

BLDG ADDRESS	<u>2713 B 1/2 Rd</u>	TAX SCHEDULE NO.	<u>2945-253-00-002</u>
SUBDIVISION	<u>Western Hills Mobil PK</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>14 x 72</u>
FILING BLK	LOT <u>303</u>	SQ. FT. OF EXISTING BLDG(S)	—
(1) OWNER	<u>Don Morris</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>2713 B 1/2 Rd #1144 8150'S</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>970-242-0472</u>	USE OF EXISTING BLDGS	<u>Moved off Mobil Lot</u>
(2) APPLICANT	<u>Same</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>New</u>
(2) ADDRESS	↓		
(2) TELEPHONE			<u>Mobil Home</u>

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	<u>PMA</u>	Maximum coverage of lot by structures	—
SETBACKS: Front	— from property line (PL)	Parking Req'mt	<u>Per park</u>
or	— from center of ROW, whichever is greater	Special Conditions	<u>Reap</u>
Side	— from PL	CENSUS	<u>13</u>
Rear	— from PL	TRAFFIC	<u>80</u>
Maximum Height	—	ANNX#	—

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	<u>Brenda S. Plato</u>	Date	<u>3-19-99</u>
Department Approval	<u>X. Valdez</u>	Date	<u>3-19-99</u>
Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No.		<u>TR 89081</u>
Utility Accounting	<u>Richardson</u>	Date	<u>3-19-99</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)