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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 72989



Your Bridge to a Better Community

*No site plan req'd.*

BLDG ADDRESS 2322 Hwy 6 + 50 SQ. FT. OF PROPOSED BLDGS/ADDITION 14 x 70

TAX SCHEDULE NO. 2945-052-00-067 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Mobil City TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING — BLK — LOT SP#25 NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER Mobil City

(1) ADDRESS 2322 Hwy 6 + 50

(1) TELEPHONE 242-9291

(2) APPLICANT Dick Powell

(2) ADDRESS Same

(2) TELEPHONE 2411301

USE OF EXISTING BUILDINGS move in mobile

DESCRIPTION OF WORK & INTENDED USE —

TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) PAD

**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 HO

Maximum coverage of lot by structures —

SETBACKS: Front — from property line (PL)  
or — from center of ROW, whichever is greater

Permanent Foundation Required: YES — NO —

Side — from PL, Rear — from PL

Parking Req'mt Per park regulations

Special Conditions —

Maximum Height —

CENSUS 9 TRAFFIC 6 ANNEX# —

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 Dick Powell Date 11-22-99

Department Approval Ronnie Edwards Date 11-22-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE IN USE</u>
Utility Accounting	<u>Beasley</u>	Date	<u>11/22/99</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)