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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | —     |
| SIF \$ | —     |



BLDG PERMIT NO. 68207

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

EX

6250-3400  
# 6264-3405  
Mobile Home Park 2845 1/2 N. Ave.

BLDG ADDRESS 2845 North Ave TAX SCHEDULE NO. 2943-182.00.079

SUBDIVISION Shamrock SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14 x 70

FILING BLK \_\_\_\_\_ LOT 17 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Kim Nelson & Geri Storm NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2845 North Ave #17 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 244-1746 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT Amy Storm-Farley DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 603 1/2 W Indian Creek Dr. Placing single wide mobile on lot

(2) TELEPHONE 244-1746

**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 C-1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions As per park regs

Maximum Height \_\_\_\_\_ CENSUS 7 TRAFFIC 39 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 [Signature] Date 5-21-99

Department Approval [Signature] Date 5-21-99

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

Utility Accounting [Signature] Date 5-21-99

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)