

FEE \$	10.00
TCP \$	0
SIF \$	—

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

BLDG PERMIT NO. 74966



Your Bridge to a Better Community

BLDG ADDRESS 724 Unaweepe Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 1,216
 TAX SCHEDULE NO. 2945-233-05-008 SQ. FT. OF EXISTING BLDGS 819
 SUBDIVISION Orchard Mesa Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2,035
 FILING _____ BLK 11 LOT 35
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) OWNER Percy Mayes
 (1) ADDRESS 1748 Escalante St.
 (1) TELEPHONE (970) 242-2943
 (2) APPLICANT Steve Shain
 (2) ADDRESS 2541 Hwy 6+50
 (2) TELEPHONE (970) 257-0113
 USE OF EXISTING BUILDINGS Storage
 DESCRIPTION OF WORK & INTENDED USE Setup of HUD Approved Manufactured Home
 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 RMF-8 Maximum coverage of lot by structures 75%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height 32' Special Conditions Existing Building May not be used as a church
 CENSUS 13 TRAFFIC 80 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 Alan B. Shain Date 04/25/00
 Department Approval Winton J. Webb Date 4/26/00

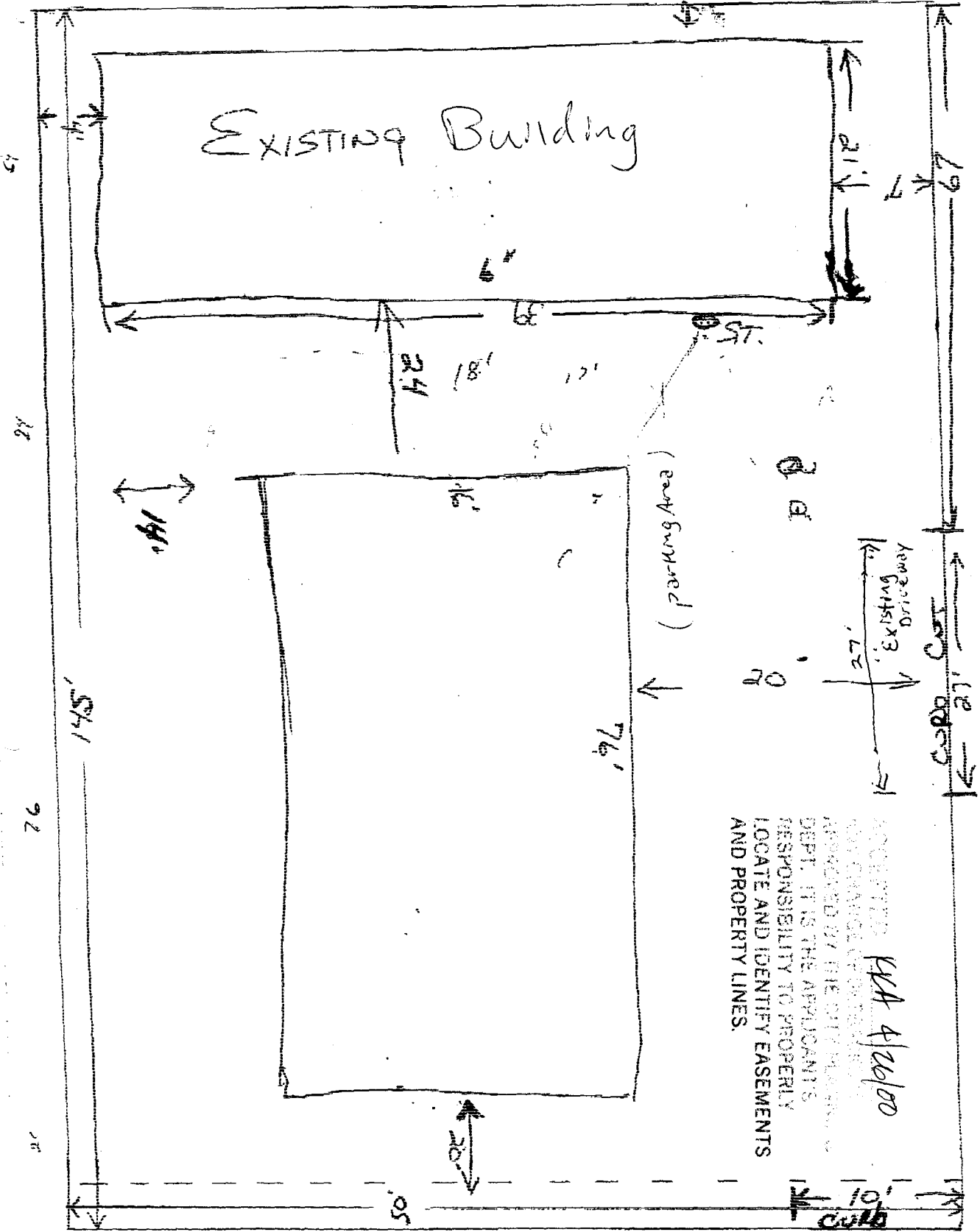
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Benseley</u>		Date <u>4/26/00</u>

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)

Alley

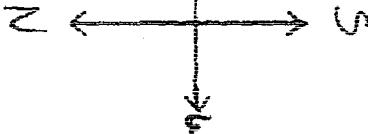
Parcel # 2945-233-05-008
724 DORSEY AVE.

DANON



ACCEPTED FOR 4/26/00
 AND GRANT OF EASEMENTS
 ASSIGNED BY THE CITY ENGINEER
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

ESCALANTE



April 21, 2000

To Whom it may Concern:

Due to decreasing memberships there is now
not a church located at 724 Unawoop Ave.
The facility is and has been used as storage.

Percy L. Hayer Jr.