

FEE \$ 10.00
TCP \$
SIF \$

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

BLDG PERMIT NO. 79187



Your Bridge to a Better Community

BLDG ADDRESS 2713 B 1/2 Rd. # A-10 SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-104-01-006
7006-056-71-016 SQ. FT. OF EXISTING BLDGS 12 x 60

SUBDIVISION Western Hill's Mobile Park TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT A-10 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Dom Morris NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2713 B 1/2 Rd #144 8/503 USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 970-242-0472 DESCRIPTION OF WORK & INTENDED USE Residence

(2) APPLICANT Same TYPE OF HOME PROPOSED: moving in trailer
 _____ Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____
 (2) TELEPHONE _____

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 PD 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 X

Side Per from PL, Rear _____ from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

CENSUS 4 TRAFFIC 10 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 Brenda J. Platan Date 3-26-01

Department Approval Michele Wagner Date 3/26/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>all under perm # 134</u>
Utility Accounting <u>Utah</u>		Date <u>3/26/01</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)