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BLDG PERMIT NO.	78832
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2845 North Ave Sp. 8
Grand Junction Co 81501 TAX SCHEDULE NO. 2943-182-00-079

SUBDIVISION Shamrock Mobile Home Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600

FILING BLK — LOT 8 SQ. FT. OF EXISTING BLDG(S) Ø

(1) OWNER Keven Bantz NO. OF DWELLING UNITS
2691 Dane Lane BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Grand Junction Co 81506 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-263-4202 USE OF EXISTING BLDGS Residence

(2) APPLICANT Keven Bantz DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 2691 Dane Lane
Grand Junction Co 81506

(2) TELEPHONE 970-263-4202 Set manufactured Home / Utility Hook-ups

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 no site plan required

Maximum Height _____ CENSUS 7 TRAFFIC 30 ANN# _____

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 Keven Bantz Date 1/12/01

Department Approval Misha Mego Date 1/12/01

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. existing 9/6056.3900

Utility Accounting Chad Date 1/12/01

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)