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BLDG PERMIT NO. 79820

PAYD  
MAY 10 2001

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

2845 North Ave #2

2943-182-00-079

BLDG ADDRESS Grand Junction, Co 81501 TAX SCHEDULE NO. 7008-130-01-072

SUBDIVISION Shamrock m.h.p SQ. FT. OF PROPOSED BLDG(S)/ADDITION 624.00

FILING BLK - LOT 2 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Georgie Riehle NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2845 North Ave #2 Grand Junction, Co 81501

(1) TELEPHONE 970-201-3231 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Georgie Riehle USE OF EXISTING BLDGS NA

(2) ADDRESS 2845 North Ave #2 Grand Junction, Co 81501 DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 970-201-3231 Set manufactured Home/Utilities

**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 changing RV site to mobile home pad only!

Maximum Height / CENSUS 7 TRAFFIC 99 ANNEX# /

*\* cannot be reverted to RV site - Ronnie*  
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 5/10/01  
Department Approval (244-4430) Ronnie Edwards Date 5/10/01

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

Utility Accounting A. Benseley Date 5/10/01

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)