

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

BLDG PERMIT NO. 85298

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

ac

37988-24401
 Mobile City

BLDG ADDRESS 2322 Hwy 6950 #31 SQ. FT. OF PROPOSED BLDGS/ADDITION 14x70

TAX SCHEDULE NO. 2945-052-00-067 SQ. FT. OF EXISTING BLDGS

SUBDIVISION Mobile City TOTAL SQ. FT. OF EXISTING & PROPOSED 14x70

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Shelia & April Cole

(1) ADDRESS _____

(1) TELEPHONE 970-201-1904

(2) APPLICANT 970-201-1842

(2) ADDRESS _____

(2) TELEPHONE _____

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE set mobile 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 PD Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear _____ from PL

Permanent Foundation Required: YES _____ NO X

Parking Req'mt 2

Special Conditions _____

Maximum Height _____

CENSUS 9 TRAFFIC 6 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 Shelia K. Cole Date 7-2-02

Department Approval C. Faye Gibson Date 7/2/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO chg w use</u>
Utility Accounting	<u>Marshall</u>	Date	<u>7/2/02</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)