

FEE \$ <u>10⁰⁰</u>
TCP \$
SIF \$

Cell 261-7386
 Debbie / formerly Palm Harbor

PLANNING CLEARANCE

BLDG PERMIT NO. 84937

(Single Family Residential and Accessory Structures)
Community Development Department

ac



Your Bridge to a Better Community

BLDG ADDRESS 2845 North Ave #10
Grand Junction, Co. 81501 SQ. FT. OF PROPOSED BLDGS/ADDITION 980

TAX SCHEDULE NO. 2943-102-00079 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Shamrock mobile Home TOTAL SQ. FT. OF EXISTING & PROPOSED 980
Park

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 Rose Ann Thomas

(1) ADDRESS 2845 North Ave #10

(1) TELEPHONE 970 255-1621

USE OF EXISTING BUILDINGS NA

(2) APPLICANT Rose Ann Thomas

DESCRIPTION OF WORK & INTENDED USE Set manufactured Home

(2) ADDRESS 2845 North Ave #10

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) Pre Ins
 Other (please specify) _____

(2) TELEPHONE 970 255-1621

PAID
 JUN 11 2002
 TB

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO

Side _____ from PL, Rear _____ from PL

Parking Req'mt Per Park Regulations

Maximum Height _____

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Rose Ann Thomas Date 6-6-02

Department Approval Wendy Spurr Date 6/7/02

Additional water/and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>W. Bensley</u>	Date <u>7/1/02</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)