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

BLDG PERMIT NO. 89875



Your Bridge to a Better Community

147-134

BLDG ADDRESS 2713 B 1/2 Rd # 132 SQ. FT. OF PROPOSED BLDGS/ADDITION 12 x 60

TAX SCHEDULE NO. 2945-253-00-100 FT. OF EXISTING BLDGS _____

SUBDIVISION Western Hills Mobil Home Park TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

(1) OWNER Doree Darlyn Morris

NO. OF BUILDINGS ON PARCEL

Before: _____ After: _____ this Construction

(1) ADDRESS 2713 B 1/2 Rd # 144 Grand St. Co.

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 970-242-0472

DESCRIPTION OF WORK & INTENDED USE Mobil Home Permit

(2) APPLICANT Brenda S Platner

TYPE OF HOME PROPOSED:

(2) ADDRESS 2713 B 1/2 Rd # 144 Grand St. Co.

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

(2) TELEPHONE 970-242-0472

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

Permanent Foundation Required: YES _____ NO _____

Side _____ from P_f, Rear per park regulations from PL

Parking Req'mt _____

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 Brenda S Platner

Date 6-10-03

Department Approval Misha Aragon

Date 6/10/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Dranner</u>		Date <u>6-10-03</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)