

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

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

BLDG PERMIT NO. 86466



Your Bridge to a Better Community

6256-3900

BLDG ADDRESS 2845 N. AVE SP. NO. 24 SQ. FT. OF PROPOSED BLDGS/ADDITION 1008

TAX SCHEDULE NO. 2943-18200-079 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Shamrock Mobile TOTAL SQ. FT. OF EXISTING & PROPOSED 1008

FILING _____ BLK _____ LOT 24

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

(1) OWNER Cecil Monger

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

(1) ADDRESS 1630 10 rd.

USE OF EXISTING BUILDINGS Planned

(1) TELEPHONE 263-8479

DESCRIPTION OF WORK & INTENDED USE New Mobile Home

(2) APPLICANT LESA Monger

TYPE OF HOME PROPOSED:

(2) ADDRESS 1460 Bunting

Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
____ Other (please specify) _____

(2) TELEPHONE 243-1047

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 _____

Maximum coverage of lot by structures _____

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

Permanent Foundation Required: YES _____ NO X

Side per plan from PL, Rear _____ from PL

Parking Req't 2

Maximum Height _____

Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

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 _____

Department Approval [Signature]

Date 5/20/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>N/A</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/20/03</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)