

DATE SUBMITTED 2/10/94

BUILDING PERMIT NO. 47585  
FEE \$ 500

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 585-25<sup>1</sup>/<sub>2</sub> Rd. Space #81  
SUBDIVISION Paradise Valley Mobile Home PK.  
FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT #81  
TAX SCHEDULE NO. 2945-102-00-064  
OWNER Chad Nelson  
ADDRESS 585-25<sup>1</sup>/<sub>2</sub> Rd. Space #81  
TELEPHONE 243-2854

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 902  
SQ. FT. OF EXISTING BLDG(S) 0  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0  
DESCRIPTION OF WORK AND INTENDED USE:  
mobile home

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PMH  
SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from property line  
Rear \_\_\_\_\_ from property line  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 4 TRAFFIC ZONE 10  
PARKING REQ'MT \_\_\_\_\_  
SPECIAL CONDITIONS: Place per approved MHP plan.

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Pety  
Date Approved 2/10/94

Applicant Signature Chad Nelson  
Date 2/10/94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)