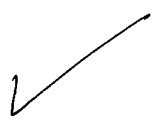


FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO.	53408
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	<u>585 25 1/2 Rd</u>	TAX SCHEDULE NO.	<u>2945-102-00-100</u>
SUBDIVISION	<u>Paradise Valley</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>14 x 70</u>
FILING	<u>—</u> BLK <u>—</u> LOT <u>216</u>	SQ. FT. OF EXISTING BLDG(S)	<u>—</u>
(1) OWNER	<u>Cremaine Breckenridge</u>	NO. OF DWELLING UNITS BEFORE:	<u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>585 25 1/2 Rd # 216</u>	NO. OF BLDGS ON PARCEL BEFORE:	<u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	_____	USE OF EXISTING BLDGS	_____
(2) APPLICANT	<u>same</u>	DESCRIPTION OF WORK AND INTENDED USE:	_____
(2) ADDRESS	_____		
(2) TELEPHONE	_____		<u>move-in mobile</u>

REQUIRED: Two (2) plot plans, on ~~8 1/2" x 11"~~ paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE	<u>PMH</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	_____ from property line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions	<u>Per Park Regulations</u>
Side	_____ from PL		
Rear	_____ from PL		
Maximum Height	_____	CENS.T.	<u>4</u> T.ZONE <u>10</u> ANN#

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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	<u>Cremaine Breckenridge</u>	Date	<u>9-11-95</u>
Department Approval	<u>Ronnie Edwards</u>	Date	<u>9-11-95</u>

Additional water and/or sewer tap fee(s) are required: YES ___ NO X W/O No. _____

Utility Accounting	<u>Jackie L. Berry</u>	Date	<u>9/11/95</u>
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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)