

FEE \$ 10⁰⁰
 TCP \$

BLDG PERMIT NO. 51889

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 585-25 1/2 Rd TAX SCHEDULE NO. 2945-102-00-100
 SUBDIVISION Paradise Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION
 FILING BLK LOT # 115 SQ. FT. OF EXISTING BLDG(S) 980
 (1) OWNER Ronald Ferris NO. OF DWELLING UNITS
 BEFORE: AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 585 25 1/2 Rd # 115
 NO. OF BLDGS ON PARCEL
 BEFORE: AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE USE OF EXISTING BLDGS
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS move in mobile
 (2) TELEPHONE

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 PMH Maximum coverage of lot by structures
 SETBACKS: Front from property line (PL) Parking Reqmt.
 or from center of ROW, whichever is greater Special Conditions
 Side from PL Rear from
 Maximum Height CENS.T. 4 T.ZONE 10 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 Ronald Ferris Date 4-24-95
 Department Approval Gennie Edwards Date 4-24-95

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

Utility Accounting Chardson Date 4-24-95

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)