

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO.	50400
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PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

2945-102-00-100
~~2943-102-00-053~~

BLDG ADDRESS 585 25 1/2 ROAD TAX SCHEDULE NO. ~~3008-150-916-148~~

SUBDIVISION PARADISE VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900

FILING _____ BLK _____ LOT #19 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER VERA DEWEY NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 585 25 1/2 ROAD

(1) TELEPHONE 250-11004 NO. OF BLDGS ON PARCEL
BEFORE: - AFTER: - THIS CONSTRUCTION

(2) APPLICANT CAPITAL HOUSING USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE

(2) ADDRESS 2465 HUNY 10450 DESCRIPTION OF WORK AND INTENDED USE: MOBILE

(2) TELEPHONE 970-250-11004 HOME

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)
or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL

Maximum Height _____

Parking Req'mt _____

Special Conditions Per park regs

CENSUS TRACT 4 TRAFFIC ZONE 10

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 [Signature] Date 6/7/96

Department Approval [Signature] Date 6/10/96

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

Utility Accounting [Signature] Date 6-10-96

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)