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BLDG PERMIT NO. 54666

### PLANNING CLEARANCE

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



3619-2290-01-0

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 585 25 1/2 Rd, G.J. CO TAX SCHEDULE NO. 2945-102-00-100  
 #224  
 SUBDIVISION Paradise Valley MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288 (12x24)  
 FILING \_\_\_\_\_ BLK SP LOT 224 SQ. FT. OF EXISTING BLDG(S) 980  
 (1) OWNER \_\_\_\_\_ NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE \_\_\_\_\_ NO. OF BLDGS ON PARCEL  
 BEFORE: ONE AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT LYLE C. VAN DOVER USE OF EXISTING BLDGS Living quarters  
 (2) ADDRESS 602 Rumbling Rd, G.J. CO DESCRIPTION OF WORK AND INTENDED USE: EXTRA  
 (2) TELEPHONE (970) 245-1903 Room + storage space.

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 PM14 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions must be as  
approved by park & park plan  
 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 Lyle C. Van Dover Date 3-18-96  
 Department Approval Marcia Batidary Date 3-18-96

- Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. no change in S/F use

Utility Accounting Millie Fowler Date 3-18-96

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)