PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department
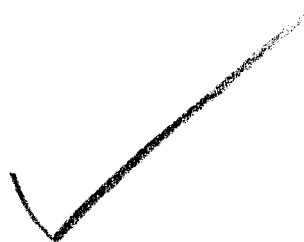
☞ THIS SECTION TO BE COMPLETED BY APPLICANT ☜

BLDG ADDRESS _585 25 ½ RD #31_   TAX SCHEDULE NO. _2945-102-00-100_

SUBDIVISION _Paradise Valley_   SQ. FT. OF PROPOSED BLDG(S)/ADDITION _14 X 70_

FILING _____ BLK _____ LOT _____   SQ. FT. OF EXISTING BLDG(S) _____ 0_

(1) OWNER _Jay U Haralson_

(1) ADDRESS _585 25 ½ RD #31_

NO. OF DWELLING UNITS
BEFORE: _0_ AFTER: _1_ THIS CONSTRUCTION

(1) TELEPHONE _None_

NO. OF BLDGS ON PARCEL
BEFORE: _0_ AFTER: _1_ THIS CONSTRUCTION

(2) APPLICANT _____   USE OF EXISTING BLDGS _____

(2) ADDRESS _____   DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____   _Place Mobile 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_

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater

Side _____ from PL   Rear _____ from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Parking Req'mt _____

Special Conditions _place on pad per approved plan._

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 X _Jay U Haralson_   Date _3-5-97_

Department Approval _Marcia Rubideaux_   Date _3-5-97_

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

Utility Accounting _____   Date _3/5/97_

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)*