

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO.	59247
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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 585 25 1/2 Rd #68 TAX SCHEDULE NO. 2945-102-00-100

SUBDIVISION Paridize Valley MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1012

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

(1) OWNER Donald Miller NO. OF DWELLING UNITS  
 BEFORE: ~~0~~ AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS Same GJ Co 8150s

(1) TELEPHONE 243-2443 NO. OF BLDGS ON PARCEL  
 BEFORE: ~~0~~ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT L Sites USE OF EXISTING BLDGS Residence

(2) ADDRESS 2465 Hwy 6+50 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 970 256-1664 New Mobile Set up

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 Jerry Sites Date 2-24-97

Department Approval Antonia J. Costello Date 2/25/97

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

Utility Accounting Chris Anderson Date 2-25-97

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)