

FEE \$	10.00
TCP \$	
SIF \$	



BLDG PERMIT NO. 63881

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

13323-8353 Paradise

BLDG ADDRESS 585 25 1/2 Rd # 230 G.S. Co 81505 TAX SCHEDULE NO. 2945-102-00-100

SUBDIVISION Paradise M.H.P. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1178

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 933

(1) OWNER Quentin Boearth NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 585 25 1/2 Rd #230 G.S. Co 81505

(1) TELEPHONE 434-6822 NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Golden Villa Homes USE OF EXISTING BLDGS Home - mobile

(2) ADDRESS 2475 Hwy 655 G.S. Co 81505 DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE 245-9039 Remove old & put in new

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions as per park

Maximum Height \_\_\_\_\_ req'd

CENSUS 4 TRAFFIC 10 ANNX# \_\_\_\_\_

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 Shirley Mahorahy Date 2-10-98

Department Approval Ronnie Edwards Date 2-10-98

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

Utility Accounting Edwards Date 2-10-98

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)