

FEE \$	10.00
TCP \$	0
SIF \$	0



EX

BLDG PERMIT NO. 73357

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 585 25 1/2 ROAD TAX SCHEDULE NO. 2945-102-02-100  
7008-3101-99-352  
 SUBDIVISION PARADISE VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,165  
 FILING BLK \_\_\_\_\_ LOT 30 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER MARIA ASCARENO NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 585 25 1/2 ROAD NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE 9702434406 USE OF EXISTING BLDGS SINGLE FAMILY  
RESIDENCE  
 (2) APPLICANT JAN ON QUALITY HOMES DESCRIPTION OF WORK AND INTENDED USE: ILLXBC  
 (2) ADDRESS 2497 Hwy 100 50 FLUD HOME - NEB 104626  
 (2) TELEPHONE 9702434406

**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 Per Park Regs  
 Maximum Height \_\_\_\_\_ CENSUS 4 TRAFFIC 10 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 12/27/99  
 Department Approval [Signature] Date 12-27-99

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

Utility Accounting [Signature] Date 12/27/99

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)