

FEE \$	1000
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 71153

EX

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 585 25 1/2 ROAD #45 TAX SCHEDULE NO. 2745-102-00-100
 SUBDIVISION PARADISE VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,042
 FILING BLK _____ LOT 45 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER DORIS A. REDFIELD NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 585 25 1/2 ROAD #45 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 0 THIS CONSTRUCTION
 (1) TELEPHONE 970 243 4406 USE OF EXISTING BLDGS NONE
 (2) APPLICANT FAVOR QUALITY HOMES DESCRIPTION OF WORK AND INTENDED USE: 16x72
 (2) ADDRESS 297 HUNTER RD HUD APPROVED HOME # NEB102723
 (2) TELEPHONE 970 243 4406

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)
 or _____ from center of ROW, whichever is greater
 Side as per park reqs from PL Rear _____ from PL
 Maximum Height _____
 CENSUS 4 TRAFFIC 10 ANNEX# _____

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 7/9/99
 Department Approval [Signature] Date 7/9/99

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

Utility Accounting [Signature] Date 7/9/99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

241-9689
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)