

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 70726

GP

13323-8353

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 585 25 1/2 ROAD #54 TAX SCHEDULE NO. 2345-102-00-100

SUBDIVISION PARADISE VALLEY PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,165'

FILING BLK _____ LOT #54 SQ. FT. OF EXISTING BLDG(S) 0000 —

(1) OWNER PARADISE VALLEY PARK LLC NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 585 25 1/2 ROAD #54 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970 242 0049 USE OF EXISTING BLDGS RESIDENCE

(2) APPLICANT SAV-OU QUALITY HOMES DESCRIPTION OF WORK AND INTENDED USE: 12x76

(2) ADDRESS 2497 Hwy 1250 HUD APPROVED HOME

(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 _____ from PL Rear _____ from PL
 Maximum Height _____

Parking Req'mt Per Park

Special Conditions Req

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 6/17/99

Department Approval [Signature] Date _____

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

Utility Accounting [Signature] Date 6/17/99

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)