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BLDG PERMIT NO. 70115

13323 8353

(EX)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 585 25 1/2 rd #164 TAX SCHEDULE NO. 2945-102-00-100
 SUBDIVISION Paradise Valley M.H. Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1053
 FILING BLK _____ LOT #164 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Nancy Colaiizzi NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 585 25 1/2 rd #164
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-8922
 (2) APPLICANT GUY KRAFT USE OF EXISTING BLDGS ATT. HOME.
 (2) ADDRESS 1429 M RD DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 858-4680 New DWTH in park

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 Special Conditions (As per park map)
 Side _____ from PL Rear _____ from PL
 Maximum Height _____ CENSUS _____ TRAFFIC _____ 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 Guy Kraft Date 5/12/99
 Department Approval K. Valdez Date 5-12-99

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

Utility Accounting Debra Kanner Date 5/12/99

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)