

Modular Home  
BLDG PERMIT NO. 74158

FEE \$ 10.00
TCP \$ —
SIF \$ —

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**



Your Bridge to a Better Community

1-323-8353

BLDG ADDRESS 585 25 1/2 rd Lot #168 SQ. FT. OF PROPOSED BLDGS/ADDITION 1153  
 TAX SCHEDULE NO. 2945-102-00-100 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Paradise Valley TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) OWNER \_\_\_\_\_  
 (1) ADDRESS 585 25 1/2 rd. #168 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 241-5224 DESCRIPTION OF WORK & INTENDED USE Place home  
 (2) APPLICANT Nathan Manfred TYPE OF HOME PROPOSED:  
 (2) ADDRESS 585 25 1/2 rd lot #168 Site Built \_\_\_\_\_ Manufactured Home (UBC) \_\_\_\_\_  
 (2) TELEPHONE 241-5224  Manufactured Home (HUD) \_\_\_\_\_  
 Other (please specify) \_\_\_\_\_

**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) Permanent Foundation Required: YES \_\_\_\_\_ NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 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 3-2-2000  
 Department Approval [Signature] Date 3-2-2000

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing removed. Replacing</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/2/00</u>		

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)