

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 75378



Your Bridge to a Better Community

BLDG ADDRESS 585 25 1/2 RD SP9 SQ. FT. OF PROPOSED BLDGS/ADDITION 1152

TAX SCHEDULE NO. 1945-102-00-100 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION PARADISE VALLEY MOB PARK TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER ELLEN R. ANDERSON BALL NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) ADDRESS 585 25 1/2 RD GR JCT 81505 USE OF EXISTING BUILDINGS SINGLE FAMILY

(1) TELEPHONE 243 4030 DESCRIPTION OF WORK & INTENDED USE MOVE ON MFG HOME

(2) APPLICANT HOME SMART HOMES TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2722 HWY 6150 GR JCT 81505 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE 242 4444 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 PD 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 Per Park Reg 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 Bob Haegris Date \_\_\_\_\_

Department Approval Ashley Aragon Date 5/26/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>HAET</u>		Date	<u>5/26/00</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)