

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 70752



Your Bridge to a Better Community

BLDG ADDRESS 585 25 1/2 Rd # 246 SQ. FT. OF PROPOSED BLDGS/ADDITION 1380 sq ft

TAX SCHEDULE NO. 2945-102-00-100 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Paradise Valley Park TOTAL SQ. FT. OF EXISTING & PROPOSED 1380 sq ft.

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 246 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Kenneth + Pamela Lowe NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 585 25 1/2 # 101 USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 257-9496 DESCRIPTION OF WORK & INTENDED USE Place mobile home

(2) APPLICANT Same TYPE OF HOME PROPOSED:

(2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_  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 approved per plan

SETBACKS for Paradise Valley  
 Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL

Maximum Height \_\_\_\_\_

Maximum coverage of lot by structures \_\_\_\_\_

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Parking Req'mt \_\_\_\_\_

Special Conditions \_\_\_\_\_

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 Pamela Lowe Date 9/11/00

Department Approval C. Faye Gibson Date 9-11-00

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO NO W/O No \_\_\_\_\_

Utility Accounting Bob Overholt Date 9-11-00

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)