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BLDG PERMIT NO. 77279

## PLANNING CLEARANCE

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

BLDG ADDRESS 585 25 1/2 Road TAX SCHEDULE NO. 7008-291-00-246 HOME  
2945-102-00-100 PARK

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

FILING BLK \_\_\_\_\_ LOT 133 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER JUSTIN ANDERSON NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 585 25 1/2 Road, Lot 133 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) TELEPHONE 970-243-4406 USE OF EXISTING BLDGS NONE

(2) APPLICANT SAVOU QUALITY HOMES DESCRIPTION OF WORK AND INTENDED USE: 116x76  
HUD APPROVED SINGLE FAMILY  
RESIDENCE, NEB101435

(2) ADDRESS 2497 HWY 6 & 50

(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) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of RCW, whichever is greater

Side PER PARK from PL Rear REAS from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ 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 10/17/00

Department Approval [Signature] Date 10-18-00

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

Utility Accounting [Signature] Date 10-18-00

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)