

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 78239



Your Bridge to a Better Community

BLDG ADDRESS 585 25 1/2 Rd GJct SQ. FT. OF PROPOSED BLDGS/ADDITION 1165

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

SUBDIVISION Paradise MHP #109 TOTAL SQ. FT. OF EXISTING & PROPOSED 1165

FILING — BLK — LOT 109 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Kelly Ray Cockerill NO. OF BUILDINGS ON PARCEL
 Before: 1 After: — this Construction

(1) ADDRESS 585 25 1/2 Rd GJct USE OF EXISTING BUILDINGS —

(1) TELEPHONE 245-3009 DESCRIPTION OF WORK & INTENDED USE move in ~~the~~ new modular

(2) APPLICANT Matthew Frahm TYPE OF HOME PROPOSED:
 Site Built — Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) —

(2) ADDRESS 2733 B RD.

(2) TELEPHONE 257-0904

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 X
 or — from center of ROW, whichever is greater

Side — from PL, Rear — from PL Parking Req'mt —

Maximum Height — Special Conditions per park regulations

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 Matthew Frahm Date 1-5-01

Department Approval Donnie Edwards Date 1-5-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting	<u>Debi Overholt</u>		Date <u>1-5-01</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)