

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

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

BLDG PERMIT NO. 80568



Your Bridge to a Better Community

BLDG ADDRESS 585 25 1/2 Rd #178 SQ. FT. OF PROPOSED BLDGS/ADDITION 16 X 80

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

SUBDIVISION Paradise Valley 100 TOTAL SQ. FT. OF EXISTING & PROPOSED 16 X 80

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER Shirley Johnston Before: 0 After: 1 this Construction

(1) ADDRESS 585 25 1/2 Rd. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970-255-8692 Before: _____ After: _____ this Construction

(2) APPLICANT _____ USE OF EXISTING BUILDINGS —

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE mobile home

(2) TELEPHONE _____ TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- 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 approved per plan for mobile home park 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 Parking Req'mt _____

Side _____ from PL, Rear _____ 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 Shirley Johnston Date 7/3/01

Department Approval C. Tays Wilson Date 7/3/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Replace</u>
Utility Accounting <u>D. Anderson</u>		Date <u>7-30</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)