

FEE \$	10.00
TCP \$	-
SIF \$	-

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80752



13323-8353

BLDG ADDRESS 585 25 1/2 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 16x80

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

SUBDIVISION Paradise Valley MH Park TOTAL SQ. FT. OF EXISTING & PROPOSED 16x80

FILING - BLK - LOT #27

(1) OWNER Marjorie A. Wood

(1) ADDRESS 585 25 1/2 Rd #27

(1) TELEPHONE -

(2) APPLICANT -

(2) ADDRESS Same

(2) TELEPHONE -

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS -

DESCRIPTION OF WORK & INTENDED USE move in

TYPE OF HOME PROPOSED: modular home

- 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 PD

SETBACKS: Front - from property line (PL) or - from center of ROW, whichever is greater

Side - from PL, Rear - from PL

Maximum Height Per Park Regulations

Maximum coverage of lot by structures -

Permanent Foundation Required: YES - NO X

Parking Req'mt N/A

Special Conditions -

CENSUS 4 TRAFFIC 10 ANNX# -

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 Marjorie A. Wood Date 7/18/01

Department Approval Chonnie Edwards Date 7/18/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>existing</u>
Utility Accounting <u>OT approved</u>		Date <u>7-18-01</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)