

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

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

BLDG PERMIT NO. 81201



Your Bridge to a Better Community

BLDG ADDRESS 585 25¹/₂ RD. SP. 70 SQ. FT. OF PROPOSED BLDGS/ADDITION 859
GRAND JCT. CO. 81505

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

SUBDIVISION PARADISE VALLEY M.H. PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 859

FILING _____ BLK _____ LOT _____

(1) OWNER SAV-ON QUALITY HOMES

(1) ADDRESS 2497 Hwy 6150 SP 70 GRAND JCT. CO 81505

(1) TELEPHONE (970)

(2) APPLICANT SAME AS ABOVE

(2) ADDRESS _____

(2) TELEPHONE _____

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

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

USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE

DESCRIPTION OF WORK & INTENDED USE INSTALL MFG. HOME ON RENTAL SPACE IN PARK

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

SETBACKS: 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 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 Bob Higgins

Date 8-21-01

Department Approval C. Faye Gibson

Date 8/21/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Chy call</u>		Date <u>8/21/01</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)