

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

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

BLDG PERMIT NO. 85330



Your Bridge to a Better Community

ac

BLDG ADDRESS 585 25¹/₂ RD. SPAC 154 SQ. FT. OF PROPOSED BLDGS/ADDITION 1165
2945-102-00-100
 TAX SCHEDULE NO. ~~2945-045-02-028~~ SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION PARADISE MOB. PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 1165
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER GLADYS JOURDAN + JACQUELINE WALSH NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 585 25¹/₂ RD. GRAND JCT. CO. 81505 USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE INSTALL NEW MFG HOME ON RENTAL SPACE IN PARK
 (2) APPLICANT HOMES FOR AMERICA TYPE OF HOME PROPOSED:
 (2) ADDRESS 2504 Hwy 6750 GRAND JCT. 81505 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD) NTA 1203854
 (2) TELEPHONE (970) 255-8986 _____ 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 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
 Side _____ from PL, Rear _____ from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 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 Bob Hargiss Date 7-9-02
 Department Approval Gylen Henderson Date 7-9-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>7/8/02</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)