

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

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

BLDG PERMIT NO. 86369



Your Bridge to a Better Community

BLDG ADDRESS 58525 1/2 Rd #197 GJ Co SQ. FT. OF PROPOSED BLDGS/ADDITION 924

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

SUBDIVISION Paradise Valley m.H Park TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 197

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

(1) OWNER James L. Jerry L. Brixey

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

(1) ADDRESS 58525 1/2 Rd #197 GJ Co

USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 970-523-7321/201-9618

DESCRIPTION OF WORK & INTENDED USE Manufactured home insulation for single family + sheel

(2) APPLICANT James L. Jerry L. Brixey

TYPE OF HOME PROPOSED:

(2) ADDRESS 58525 1/2 Rd #197 GJ Co

Site Built  Manufactured Home (UBC)

(2) TELEPHONE 970-523-7321/201-9618

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

Maximum coverage of lot by structures \_\_\_\_\_

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

Permanent Foundation Required: YES \_\_\_\_\_ NO

Side per plan from PL Rear \_\_\_\_\_ from PL

Parking Req'mt 2

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 Ronda Briggs Date 9-10-02

Department Approval C. Jay Johnson Date 9/10/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Bensley</u>	Date <u>9/10/02</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)