

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

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

BLDG PERMIT NO. 91117



Building Address 585 25 1/2 RD. SP. 180  
 Parcel No. 2945-102-00-100  
 Subdivision Paradise Valley  
 Filing \_\_\_\_\_ Block ~~78~~ Lot 180

No. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Proposed 1280  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name James Hilbert  
 Address 585 25 1/2 RD. SP 136  
 City / State / Zip Grand Junction Co 81505

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name SAMES  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 255 9792

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: Move on trailer  
Hud approved.

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side _____ from PL Rear <u>Plan</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	

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 James Hilbert Date 8/14/03  
 Department Approval C. J. [Signature] Date 8/14/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>8/14/03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)