

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. \_\_\_\_\_



13323-8353  
 Building Address 585 25 1/2 Rd. #24  
 Parcel No. 2945-102-00-100  
 Subdivision Paradise Valley  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 241

No. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Proposed 644  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name Dorothy J. Vialpando  
 Address 585 25 1/2 Rd #24  
 City / State / Zip Grand Jct, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address SAME  
 City / State / Zip \_\_\_\_\_  
 Telephone 970-245-8755

**\*TYPE OF HOME PROPOSED:**  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 \_\_\_\_\_  
 Side from PL PARK Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) Regulations Special Conditions \_\_\_\_\_  
 Driveway \_\_\_\_\_  
 Voting District \_\_\_\_\_ 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 Dorothy Vialpando Date 12-8-03  
 Department Approval [Signature] Date 12/8/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>Paradise M&amp;B Fee</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/8/03</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)