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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

13323-8303

BLDG ADDRESS 585 25 1/2 Rd space #103 SQ. FT. OF PROPOSED BLDGS/ADDITION 9100

TAX SCHEDULE NO. 2946-102-00-100 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Paradise Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 9100

FILING _____ BLK _____ LOT 103 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Dorothy R. Grant - Rocky A. Grant NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 585 25 1/2 Rd USE OF EXISTING BUILDINGS Moving in Modular Home

(1) TELEPHONE 955 1307 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT Dorothy Grant TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 585 25 1/2 Rd.

(2) TELEPHONE 970 955 1307

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
 Side _____ from PL, Rear _____ from PL

Permanent Foundation Required: YES _____ NO _____

Parking Req'mt _____

Special Conditions _____

Maximum Height _____ CENSUS _____ TRAFFIC _____ ANNEX# _____

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 R. Grant Date 1-33-04

Department Approval Mishi Aragon Date 1-23-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>replacing 1 trl mobile home ex. Park</u>
Utility Accounting	<u>CM One</u>	Date	<u>1/29/04</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)