

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 585 25 1/2 RD # 183 SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945 102 00 100 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Paradise Hills Mobile Park TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER DON BILLINGS

NO. OF BUILDINGS ON PARCEL

(1) ADDRESS 585 25 1/2 RD # 183

Before: _____ After: _____ this Construction

(1) TELEPHONE _____

USE OF EXISTING BUILDINGS mobile Home

(2) APPLICANT Dura Systems Inc

DESCRIPTION OF WORK & INTENDED USE 10x40 Patio cover

(2) ADDRESS 902 HWY 50

TYPE OF HOME PROPOSED:

(2) TELEPHONE 245-6898

- Site Built Manufactured Home (UBC)
- 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 _____ from PL, Rear _____ from PL

Parking Req'mt per site plan

Maximum Height _____

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 William Tiefenbach Date 3/17/04

Department Approval Gayle Henderson Date 3-17-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Patio cover</u>
Utility Accounting <u>[Signature]</u>		Date <u>3-17-04</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)