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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

13323-8353
 BLDG ADDRESS 585 25 1/2 rd #135 SQ. FT. OF PROPOSED BLDGS/ADDITION 1200
 TAX SCHEDULE NO. 2945-102-00-100 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Paradise Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1200
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Bonnie Diamond
 (1) ADDRESS 3251 Ecd #1
 (1) TELEPHONE _____
 (2) APPLICANT Matthew Fought
 (2) ADDRESS 543 1/2 Willow rd
 (2) TELEPHONE 241-4141
 USE OF EXISTING BUILDINGS Residence
 DESCRIPTION OF WORK & INTENDED USE Moving in Trailer
 TYPE OF HOME PROPOSED:
 _____ 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 Regulations from PL
 Parking Req'mt _____
 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 Erythra Date 3/9/04
 Department Approval Misha Aragon Date 3/9/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>K10 dyna</u>
Utility Accounting	<u>Ch Cole</u>	Date	<u>3/9/04</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)