

FEE \$	<u>10.00</u>
TCP \$	<u>0</u>
SIF \$	<u>0</u>

# PLANNING CLEARANCE

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

BLDG PERMIT NO.
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Building Address 585 25 1/2 Rd. #8 No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-102-00-100 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed mobile home  
 Subdivision PARADISE VALLEY MOBILE HOME PARK Sq. Ft. of Lot / Parcel                       
 Filing                      Block                      Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)                       
 Height of Proposed Structure                     

**OWNER INFORMATION:**

Name Marla Perron  
 Address 585 25 1/2 Rd. #8  
 City / State / Zip Junction, 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 314-4505

\*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 <u>PD</u>	Maximum coverage of lot by structures <u>                    </u>		
SETBACKS: Front <u>per park regulation</u> from property line (PL)	Permanent Foundation Required: YES <u>                    </u> NO <u>                    </u>		
Side <u>                    </u> from PL Rear <u>                    </u> from PL	Parking Requirement <u>per park</u>		
Maximum Height of Structure(s) <u>                    </u>	Special Conditions <u>                    </u>		
Voting District <u>"B"</u> Driveway Location Approval <u>na</u> (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 Marla Perron Date 10-27-06  
 Department Approval Judith A. Fox Date 10-27-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>                    </u>	Date <u>10/27/04</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)

# PARADISE VALLEY

## MOBILE HOME PARK



585 25 1/2 Road

Grand Junction, Colorado 81505

(303) 242-0049



25 1/2 Road