

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)
Community Development Department

13323-8353

Building Address Paradise Valley Park, 5825 25 1/2 Rd. GV. Co. No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-102-00-100 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 784

Subdivision Paradise Valley Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot 136 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Jose L. Gallegos

Address 2506 Hayes Dr.

City / State / Zip Grand Junction, Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)

Interior Remodel Addition

Other (please specify): Mobile Home

APPLICANT INFORMATION:

Name Jose L. Gallegos

Address 2506 Hayes Dr.

City / State / Zip Grand Junction, Co. 81505

Telephone (970) 245-4361

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): Mobile Home

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 Rear _____ Parking Requirement 2

Maximum Height of Structure(s) per Park Regulations Special Conditions _____

Voting District _____ Driveway _____

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 [Signature] Date 11-02-06

Department Approval [Signature] Date 11-2-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>No</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/2/06</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)