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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 13323-8353

Building Address 585 25 1/2 Rd #44 No. of Existing Bldgs 0 No. Proposed _____
 Parcel No. 7008 319-08-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Paradise Valley MHP Sq. Ft. of Lot / Parcel 4437
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 876
 Height of Proposed Structure 14'

OWNER INFORMATION:

Name Randy Berg
 Address 585 25 1/2 Rd #44
 City / State / Zip Grand Jct CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Randy Berg / Kathy Capps
 Address 585 25 1/2 Rd
 City / State / Zip Grand Jct CO 81505
 Telephone 970-640-8314

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: replacing mobil home in vacant space

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.

PAID
DEC 01 2008

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE PD Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL Rear _____ from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) _____ Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

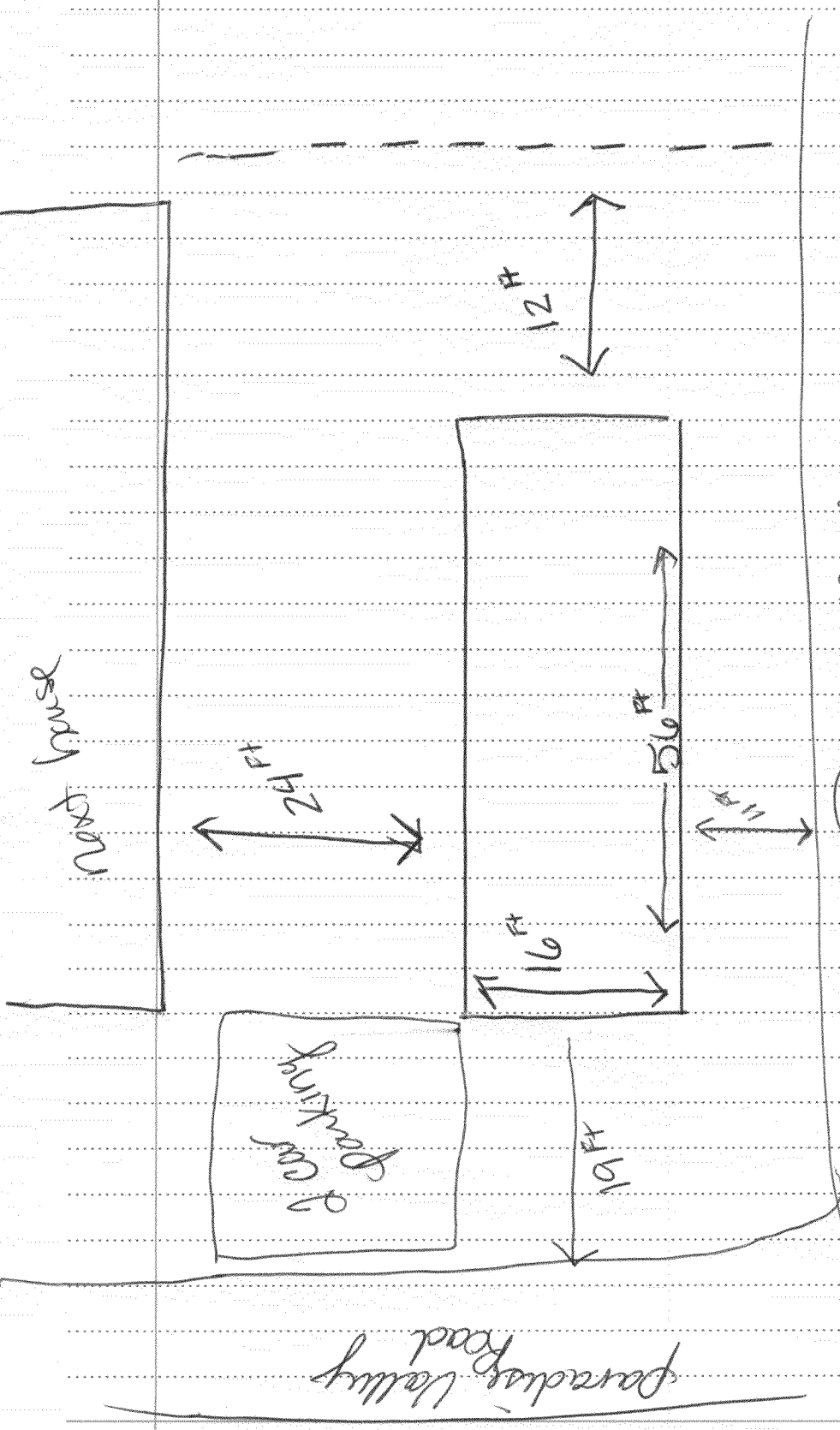
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12/1/2008
 Planning Approval [Signature] Date 12/1/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>replacing mobil home w/ new one</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/1/08</u>



18X
21 X 87



Paradise Valley Road
 585 25 1/2 Rd # 44

ACCEPTED
 Jot [Signature] 12/108
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.