

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. Existing Accy.
8353-0

Building Address 585 25 1/2 Rd #182
 Parcel No. 2945-102-00-100
 Subdivision Paradise Valley
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1280
 Sq. Ft. of Lot / Parcel AAA 1,526,473⁰⁰
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1280 1216
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name Kathy Capps
 Address 1221 13 1/2 Rd
 City / State / Zip Loma CO 81524

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

APPLICANT INFORMATION:

Name Kathy Capps
 Address 1221 13 1/2 Rd
 City / State / Zip Loma CO 81524
 Telephone 970-640-8364

*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 PLANNING STAFF	
ZONE <u>PD</u>	PAID FEB 26 2010
SETBACKS: Front <u>Per Plan</u> from property line (PL)	Maximum coverage of lot by structures _____
Side _____ from PL Rear _____ from PL	Permanent Foundation Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Floodplain Certificate Required: YES _____ NO _____
Voting District _____	Parking Requirement _____
Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

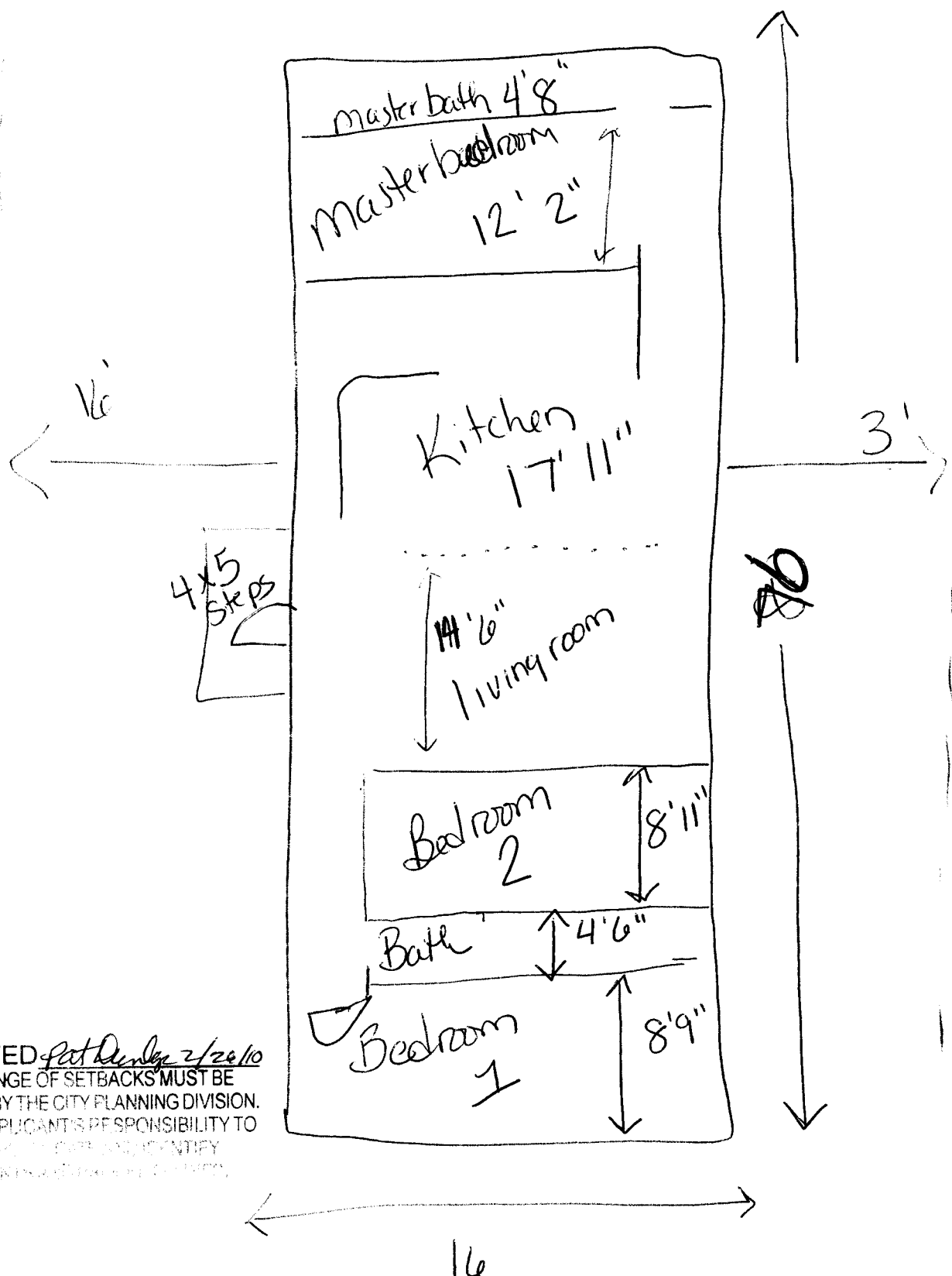
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 2/26/2010
 Planning Approval [Signature] Date 2/26/10

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>2/26/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Pat Dunlop 2/26/10*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING DIVISION.
 IT IS THE APPLICANT'S RESPONSIBILITY TO
 VERIFY ALL CITY AND COUNTY
 REGULATIONS AND ORDINANCES.

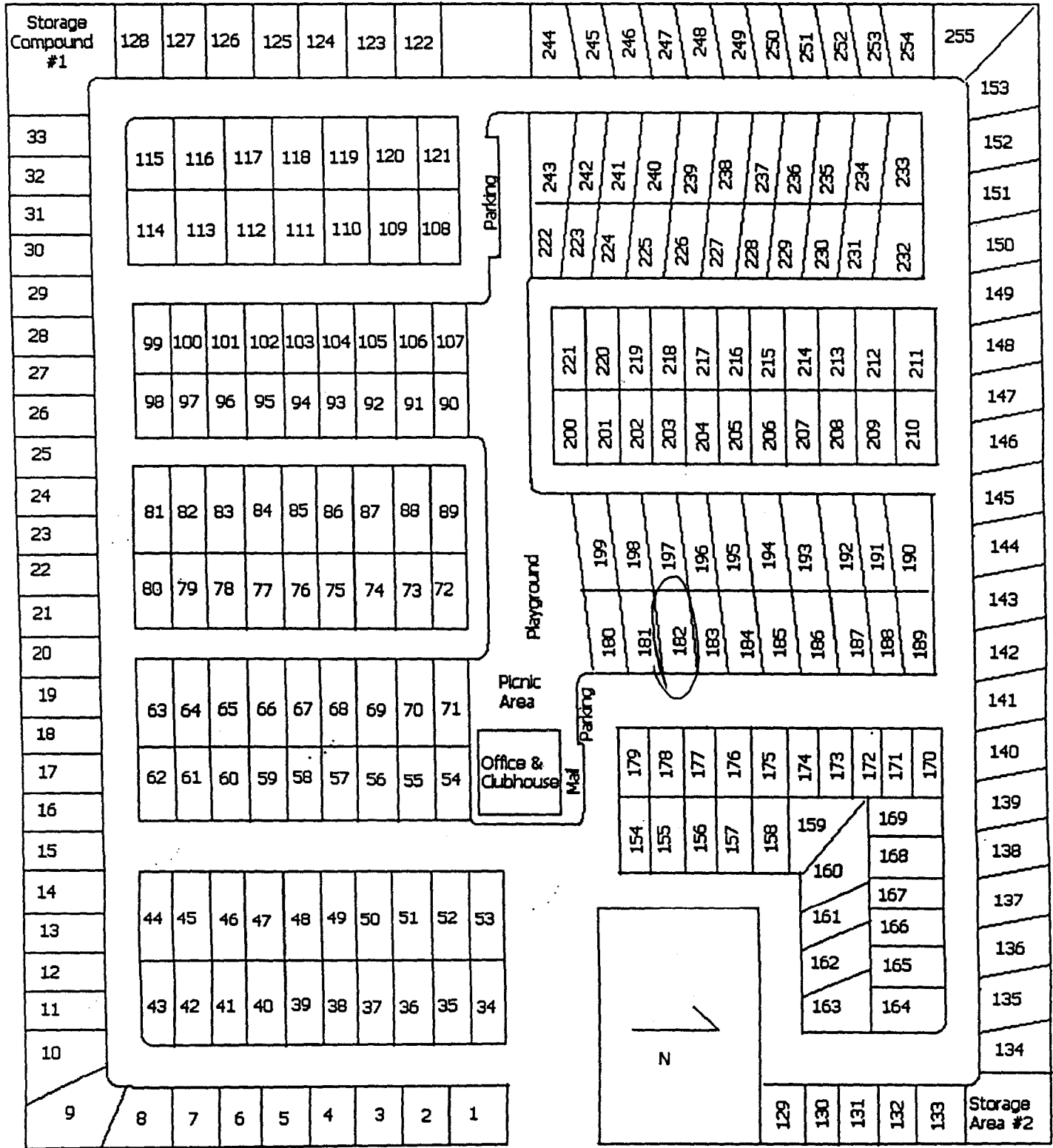
Road

PARADISE VALLEY PARK, LLC



585 - 25 1/2 Road
Grand Junction, Colorado 81505

Telephone: (970) 242-0049
Fax: (970) 256-7564



25 1/2 Road

Patterson Road

