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BLDG PERMIT NO. 05379

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 830 INDEPENDENT AVE #4 TAX SCHEDULE NO. 2945-104-01-006  
 SUBDIVISION WESTLAKE MHP SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16x76  
 FILING - BLK - LOT 4 SQ. FT. OF EXISTING BLDG(S) -  
 (1) OWNER VALENIE ACOSTA NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS (as above) NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE \_\_\_\_\_ USE OF EXISTING BLDGS -  
 (2) APPLICANT GOLDEN VILLA HOMES  
DAVE SMYTH DESCRIPTION OF WORK AND INTENDED USE: move-in  
 (2) ADDRESS 2475 HWY 6 & 50 G.J. MANUFACTURED HOME  
 (2) TELEPHONE 245-9039

**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 C-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Hud NEB092327  
 Maximum Height \_\_\_\_\_ Per Park Regulations  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Dave Smyth Date 5/28/98

Department Approval Ronnie Edwards Date 5/28/98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting Deli Overholt Date 5-28-98

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)