

FEE \$	10.00
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BLDG PERMIT NO. 106560

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 830 Independence Ave TAX SCHEDULE NO. 2945-104.01, 006
7008-219-98-221
 SUBDIVISION WESTLAKE Mobile Home #3 Park Lot #3 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 28x40
 FILING _____ BLK _____ LOT #3 SQ. FT. OF EXISTING BLDG(S) - 0 -
 (1) OWNER Jimmy L. Hubbard NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 830 Independence Lot #3
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE _____
 (2) APPLICANT Guy Kraft USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS 1429 M RD DESCRIPTION OF WORK AND INTENDED USE: SET
 (2) TELEPHONE 858-9729 New Modular Home

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)
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL
 Maximum Height _____
 Parking Req'mt _____
 Special Conditions Per park
Rego
 CENSUS 4 TRAFFIC 10 ANNEX# _____

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 Guy Kraft Date 8/17/98
 Department Approval K. Valdez Date 8-17-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. #533 Paid

Utility Accounting B. Raymond Date 8/17/98

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)