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BLDG PERMIT NO. 04323

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 830 INDEPENDENT AV #46 TAX SCHEDULE NO. 2945-104-01-006

SUBDIVISION WESTLAKE MOBILE HOME PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 902

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER DENNIS L & ANN M DUNLAP NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 830 INDEPENDENT AV #46

(1) TELEPHONE 303-431-0796 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT DENNIS L & ANN M. DUNLAP USE OF EXISTING BLDGS N/A

(2) ADDRESS 830 INDEPENDENT AV #46 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 303-431-0796 MOBILE HOME ON RENTAL PARK

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 Per Deck from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side Per Regs from PL Rear _____ from PL Special Conditions _____

Maximum Height _____

CENSUS 4 TRAFFIC 10 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 Dennis L & Ann M Dunlap Date 3-11-98

Department Approval Antonia Costello Date 3-12-98

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

Utility Accounting Dobi Overholt Date 3/13/98

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)