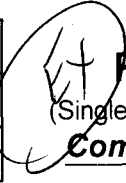


FEE \$	10.00
TCP \$	0
SIF \$	0



PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.	73396
-----------------	-------



Your Bridge to a Better Community

#24

BLDG ADDRESS 800 Independent Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1,232 sq ft

TAX SCHEDULE NO. 2945-104-01-006 SQ. FT. OF EXISTING BLDGS none

SUBDIVISION West Lake Mobile TOTAL SQ. FT. OF EXISTING & PROPOSED 1,232 sq ft

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Mary Della Gilcrease NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 800 Independent Ave USE OF EXISTING BUILDINGS single family residence

(1) TELEPHONE 970-263-8114 DESCRIPTION OF WORK & INTENDED USE residence

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

(2) ADDRESS _____

(2) TELEPHONE _____

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 per park reg.

SETBACKS: Front per park reg from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear _____ from PL Parking Req'mt per park reg.

Maximum Height 3 40' Special Conditions per park regulations

CENSUS 4 TRAFFIC 10 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Jackie Gilcrease Date 12-30-99

Department Approval Patricia Date 12-30-99

Additional water and/or sewer tap fees are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>12/30/99</u>

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)