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BLDG PERMIT NO. 70475

(9)

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 830 Independent TAX SCHEDULE NO. 2945-104-01-006
 SUBDIVISION WEST LAKE M.H. PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1056
 FILING BLK _____ LOT #4 SQ. FT. OF EXISTING BLDG(S) 0-
 (1) OWNER John + Sheri Hamilton NO. OF DWELLING UNITS
 BEFORE: 0- AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 830 Independent #4
 NO. OF BLDGS ON PARCEL
 BEFORE: 0- AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 248-9575
 USE OF EXISTING BLDGS RESIDENCE
 (2) APPLICANT GOY KRAFT DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 1429 M RD
 (2) TELEPHONE 858-4680 NEW MANUF. 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 Parking Req'mt _____
 Side PER PARK from PL Rear Regs from PL Special Conditions _____
 Maximum Height _____ CENSUS 10 TRAFFIC 4 ANNX# _____

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 Joy KRAFT Date 6/4/99

Department Approval Santa J Costello Date 6-4-99

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

Utility Accounting Wabi Overholt Date 6-4-99

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)