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BLDG PERMIT NO. 70510

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

6525-4069



BLDG ADDRESS 830 Independent Ave TAX SCHEDULE NO. 7945-104.01.006
 Sub 35
 SUBDIVISION Westlake M.H.P. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 7775
 FILING BLK _____ LOT OP #35 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Tracie Rice NO. OF DWELLING UNITS
 BEFORE: None AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 830 Independent Ave NO. OF BLDGS ON PARCEL
SP. 35 BEFORE: None AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970.434-1785 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Palm Harbor Village DESCRIPTION OF WORK AND INTENDED USE: Set
 (2) ADDRESS 2500 Hwy 6 & 50 Manufactured Home
 (2) TELEPHONE 242-2500

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 per park reqs
 Maximum Height _____ CENSUS 4 TRAFFIC 10 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 Tracie Rice Date 6/4/99
 Department Approval [Signature] Date 6-9-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. no design use
 Utility Accounting [Signature] Date 6/9/99

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)