

FEE \$	0.5
TCP \$	—
SIF \$	—



BLDG PERMIT NO.	68698
-----------------	-------

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

BLDG ADDRESS 536 Independent Ave #45 6J 81505 TAX SCHEDULE NO. 2945-104-01-000  
~~7058-036-22-001~~

SUBDIVISION Westlake M.H.P. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1053

FILING BLK \_\_\_\_\_ LOT 45 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

(1) OWNER Lupe + Pedro Gutierrez NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2687 Mile U #3 65-608053 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 523-5378 USE OF EXISTING BLDGS Home

(2) APPLICANT Golden V. Ho Home DESCRIPTION OF WORK AND INTENDED USE: set-up  
of a manufactured home

(2) ADDRESS 2475 Hwy 6150 63 81505 (2) TELEPHONE 249-9039

**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 Per park req

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_ CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

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 [Signature] Date 2-10-99

Department Approval [Signature] Date 2-10-99

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

Utility Accounting K Duncan Date 2/10/99

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)