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

BLDG PERMIT NO. 75923



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Your Bridge to a Better Community

BLDG ADDRESS 2322 Hwy 6450 SQ. FT. OF PROPOSED BLDGS/ADDITION 16 x 76
 TAX SCHEDULE NO. 2445-052-00-067 SQ. FT. OF EXISTING BLDGS Moved existing
 SUBDIVISION MOBILE City TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK _____ LOT Sp. 30 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER THOMAS WOODRUFF DURAN NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 2322 Hwy 6450 USE OF EXISTING BUILDINGS home
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE MOVE IN NEW UNIT
 (2) APPLICANT HomeSmart Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 2322 Hwy 6450 Site Built _____ Manufactured Home (UBC) _____
 (2) TELEPHONE 242-4444 Manufactured Home (HUD) _____
 Other (please specify) _____

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-1 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ 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't 2
 Maximum Height _____ Special Conditions Set per park regs.
 CENSUS _____ TRAFFIC _____ 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 Bob Harris Date 7/12/00
 Department Approval Ronnie Edwards Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>C. Bensley</u>	Date	<u>7/12/00</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)