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TCP \$	—
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

Modular Home  
 BLDG PERMIT NO. 74554



Your Bridge to a Better Community

BLDG ADDRESS 900 Independent Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 32 x 56  
 TAX SCHEDULE NO. 2945-104-01-006 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION West Lake Park TOTAL SQ. FT. OF EXISTING & PROPOSED —  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 40 NO. OF DWELLING UNITS:  
 Before: — After: — this Construction  
 (1) OWNER Leo Nardo Lopez NO. OF BUILDINGS ON PARCEL  
 Before: — After: — this Construction  
 (1) ADDRESS 900 Independent Ave #40 USE OF EXISTING BUILDINGS MHP  
 (1) TELEPHONE 248-0901 DESCRIPTION OF WORK & INTENDED USE Modular  
 (2) APPLICANT Same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  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-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side Per Park Regs from PL, Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_  
 Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Parking Req'mt \_\_\_\_\_  
 Special Conditions \_\_\_\_\_  
 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 Leonarda Lopez Date 3-30-00  
 Department Approval Santa Costello Date 3-30-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Overholt</u>		Date <u>3/30/00</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)