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

BLDG PERMIT NO. 74107



Your Bridge to a Better Community

BLDG ADDRESS 830 Independent #2 SQ. FT. OF PROPOSED BLDGS/ADDITION 1369
 TAX SCHEDULE NO. 2945-104-01-006 SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION WESTLAKE TOTAL SQ. FT. OF EXISTING & PROPOSED -
 FILING - BLK - LOT #2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER MARCO VILLASAVO USE OF EXISTING BUILDINGS RESIDENCE
 (1) ADDRESS 830 Independent #2 DESCRIPTION OF WORK & INTENDED USE M.H.
 (1) TELEPHONE _____ TYPE OF HOME PROPOSED:
 (2) APPLICANT GUY KRAFT Site Built Manufactured Home (UBC)
 (2) ADDRESS 1429 M RD Manufactured Home (HUD)
 (2) TELEPHONE 858-4680 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 C2 Maximum coverage of lot by structures -
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 20' from PL, Rear Per Park Regulations Permanent Foundation Required: YES _____ NO
 Maximum Height _____ Parking Req'mt 2
 Special Conditions end to side of M.H. - 8'
 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 Guy Kraft Date 2/29/00
 Department Approval Ronnie Edwards Date 2-29-00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>J Adams</u>	Date <u>2-29-00</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)