

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 70488



Your Bridge to a Better Community

6530-4070

BLDG ADDRESS 800 INDEPENDENT AVE SP38 SQ. FT. OF PROPOSED BLDGS/ADDITION 868

TAX SCHEDULE NO. 2945-104-01-004 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION WESTLAKE MOD. HOME PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 868

FILING _____ BLK _____ LOT # 38 NO. OF DWELLING UNITS:

(1) OWNER JENIFER N PETTINGILL Before: 1 After: 1 this Construction

(1) ADDRESS 800 INDEPENDENT AVE SP38 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE _____ Before: _____ After: _____ this Construction

(2) APPLICANT FLEETWOOD HOME CENTER USE OF EXISTING BUILDINGS SINGLE FAMILY

(2) ADDRESS 2465 HWY 6750 GRAND JCT 81505 DESCRIPTION OF WORK & INTENDED USE _____

(2) TELEPHONE (970) 256-1604 TYPE OF HOME PROPOSED:

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 per approved plan 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'mt _____

Maximum Height _____ 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 Bob Higgins Date 8-23-00

Department Approval Clay Wilson Date 8-23-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>replacing mobile Home</u>
Utility Accounting	<u>McCall</u>	Date	<u>8/23/00</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)