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

BLDG PERMIT NO. 74684



Your Bridge to a Better Community

BLDG ADDRESS 830 INDEPENDENT AVE SP39 SQ. FT. OF PROPOSED BLDGS/ADDITION 800

TAX SCHEDULE NO. 2945-104-01-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION WESTLAKE MOB. HOME PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 800 SQ FT

FILING — BLK — LOT #39 NO. OF DWELLING UNITS:

(1) OWNER FLEETWOOD HOME CENTER NO. OF BUILDINGS ON PARCEL

(1) ADDRESS 2465 HWY 6 + 50 GRAND JCT. 81505 USE OF EXISTING BUILDINGS SINGLE FAMILY

(1) TELEPHONE 256-1604 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT FLEETWOOD HOME CENTER TYPE OF HOME PROPOSED:

(2) ADDRESS 2465 HWY 6 + 50 GRAND JCT 81505 Site Built Manufactured Home (UBC)

(2) TELEPHONE (970) 256-1604 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 C2

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO

Side _____ from PL, Rear _____ from PL

Parking Req'mt _____

Maximum Height _____

Special Conditions Per Park Regulations

CENSUS 4 TRAFFIC 10 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 Bob Hargiss Date 4-3-00

Department Approval Ronnie Edwards Date 4-5-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debi Weholt</u>		Date <u>2/15/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

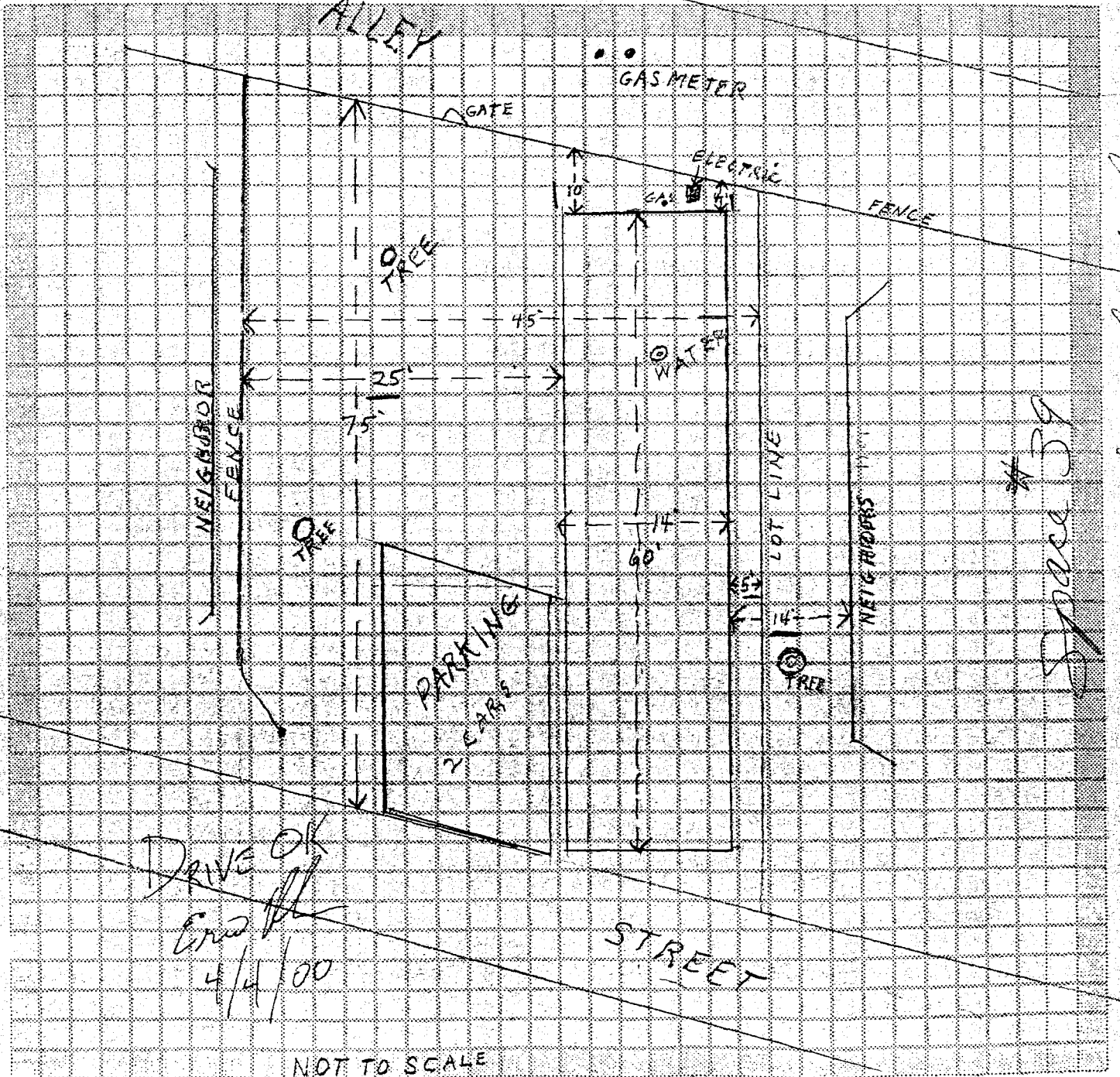
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions. [✓]
2. An outline of the PROPOSED STRUCTURE with dotted lines and dimensions of the PROPOSED STRUCTURE. [✓]
- The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks). [✓]
4. All EASEMENTS or RIGHTS-OF-WAY on the property. ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO IDENTIFY, LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES. [✓]
5. All other STRUCTURES on the property. [✓]
6. All STREETS adjacent to the property and street names. [✓]
7. All existing and proposed DRIVEWAYS. [✓]
8. An arrow indicating NORTH. [✓]
9. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES. [✓]

ANY OF THE ABOVE INFORMATION THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY OF OBTAINING THE BUILDING PERMIT.

FLEETWOOD HOME CENTER, DISPLAY FOR SALE 14X60 ATLANTIC



SPACE 39 WESTLAKE MOB. HOME PARK - 830 INDEPENDENT AVE. GRAND JCT. 81505

870 x 100 over 100 ft blue