

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

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

BLDG PERMIT NO. 76890



Your Bridge to a Better Community

BLDG ADDRESS 830 Independent Ave Sp³⁹ SQ. FT. OF PROPOSED BLDGS/ADDITION 116' x 60'
65,00 81505
 TAX SCHEDULE NO. 2945-104-01-006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Westlake Mobile TOTAL SQ. FT. OF EXISTING & PROPOSED 960 sqft
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Dawn Fletcher NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS Same USE OF EXISTING BUILDINGS -
 (1) TELEPHONE 255-0242 DESCRIPTION OF WORK & INTENDED USE home
 (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 approved per park plan Maximum coverage of lot by structures _____
 SETBACKS: Front plan 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 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 Dawn Fletcher Date 9-21-00
 Department Approval Gayle Gibson Date 9-21-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Wabi Deeholt</u>		Date <u>9-21-00</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)