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| FEE \$ | 10 ⁰⁰ |
| TCP \$ | — |
| SIF \$ | — |

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

BLDG PERMIT NO. 73967



EX

Your Bridge to a Better Community

BLDG ADDRESS 800 INDEPENDENT #19 SQ. FT. OF PROPOSED BLDGS/ADDITION 1,153
 TAX SCHEDULE NO. 2945-104-01-006 SQ. FT. OF EXISTING BLDGS 1,153
 SUBDIVISION WESTLAKE MOBILE TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK _____ LOT 19 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER SERGIO LEON WLM NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 800 INDEPENDENT USE OF EXISTING BUILDINGS LIVING
 (1) TELEPHONE 255-0889 DESCRIPTION OF WORK & INTENDED USE ELECTRIC, Plumbing
 (2) APPLICANT SERGIO LEON TYPE OF HOME PROPOSED:
 (2) ADDRESS 800 INDEPENDENT _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE 255-0889 _____ 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) Permanent Foundation Required: YES PAID NO _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear _____ from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions TB
 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 Sergio Sandoral Date 2-16-00
 Department Approval Santa Costello Date 2-16-00

| | | | |
|--|-------------------|--|---------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>NO change in use</u> |
| Utility Accounting | <u>C. Bensley</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)