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TCP \$	—
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

Modular Home
 BLDG PERMIT NO. 74554



Your Bridge to a Better Community

BLDG ADDRESS 930 Independent Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 32 x 56

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

SUBDIVISION West Lake Park TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING _____ BLK _____ LOT 40 NO. OF DWELLING UNITS:
 Before: — After: — this Construction

(1) OWNER Leonardo Lopez NO. OF BUILDINGS ON PARCEL
 Before: — After: — this Construction

(1) ADDRESS 900 Independent Ave #40 USE OF EXISTING BUILDINGS MHP

(1) TELEPHONE 248-0901 DESCRIPTION OF WORK & INTENDED USE Modular

(2) APPLICANT Same TYPE OF HOME PROPOSED:
 _____ Site Built Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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)
 or _____ from center of ROW, whichever is greater
 Side Per Park from PL, Rear Regs from PL
 Permanent Foundation Required: YES _____ NO _____

Maximum Height _____ Parking Req'mt _____
 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 Leonardo Lopez Date 3-30-00

Department Approval Luca Costello Date 3-30-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Debi Deeholt</u>	Date	<u>3/30/00</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)