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

BLDG PERMIT NO. 80495



Your Bridge to a Better Community

BLDG ADDRESS 2322 Hwy 6450 SP. 79 SQ. FT. OF PROPOSED BLDGS/ADDITION 840

TAX SCHEDULE NO. 2945-052-00-067 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION MOBILE CITY Mob. H. PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 840

FILING _____ BLK _____ LOT 79

(1) OWNER SERGIO L. ACOSTA

(1) ADDRESS 2322 Hwy. 6450 SP. 79 GRAND JCT. CO. 81505

(1) TELEPHONE _____

(2) APPLICANT HOME SMART HOMES

(2) ADDRESS 2322 Hwy 6450 GRAND JCT. 81505

(2) TELEPHONE (970) 242-4444

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS PRIVATE RESIDENCE

DESCRIPTION OF WORK & INTENDED USE INSTALL MOB HOME - ON RENTAL SP. IN PARK

TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 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 PD

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 X

Side _____ from PL, Rear _____ from PL

Parking Req'mt _____

Maximum Height _____

Special Conditions per park Regulations

CENSUS 9 TRAFFIC ll ANNX# _____

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 [Signature]

Date 6-26-01

Department Approval [Signature]

Date 6/26/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No _____
Utility Accounting <u>Kate Hart</u>	Date <u>6/26/01</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)