

FEE \$	10.00
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 78921



Your Bridge to a Better Community

BLDG ADDRESS 800 INDEPENDENT AVE. SPACE 41 SQ. FT. OF PROPOSED BLDGS/ADDITION 710

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

SUBDIVISION WESTLAKE MOB HOME PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 710

FILING - BLK - LOT SP-41

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

(1) OWNER RUSSELL K. WARREN

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

(1) ADDRESS 1010 ROOD AVE #D GRAND JCT. 81501

USE OF EXISTING BUILDINGS SINGLE FAMILY

(1) TELEPHONE (970) 241-8079

DESCRIPTION OF WORK & INTENDED USE INSTALL MFG HOME ON RENTAL SPACE

(2) APPLICANT FLEETWOOD HOME CENTER

TYPE OF HOME PROPOSED:

(2) ADDRESS 2465 HWY. 6 + 50

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE (970) 256-1604

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-1

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 _____

CENSUS 4 TRAFFIC 10 ANNEX# _____

Per Park Regulations

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 Hargis Date 2-6-01

Department Approval Ronnie Edwards Date 2-6-01

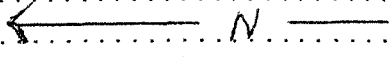
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No. _____
Utility Accounting	<u>Start</u>	Date	<u>3/6/01</u>

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

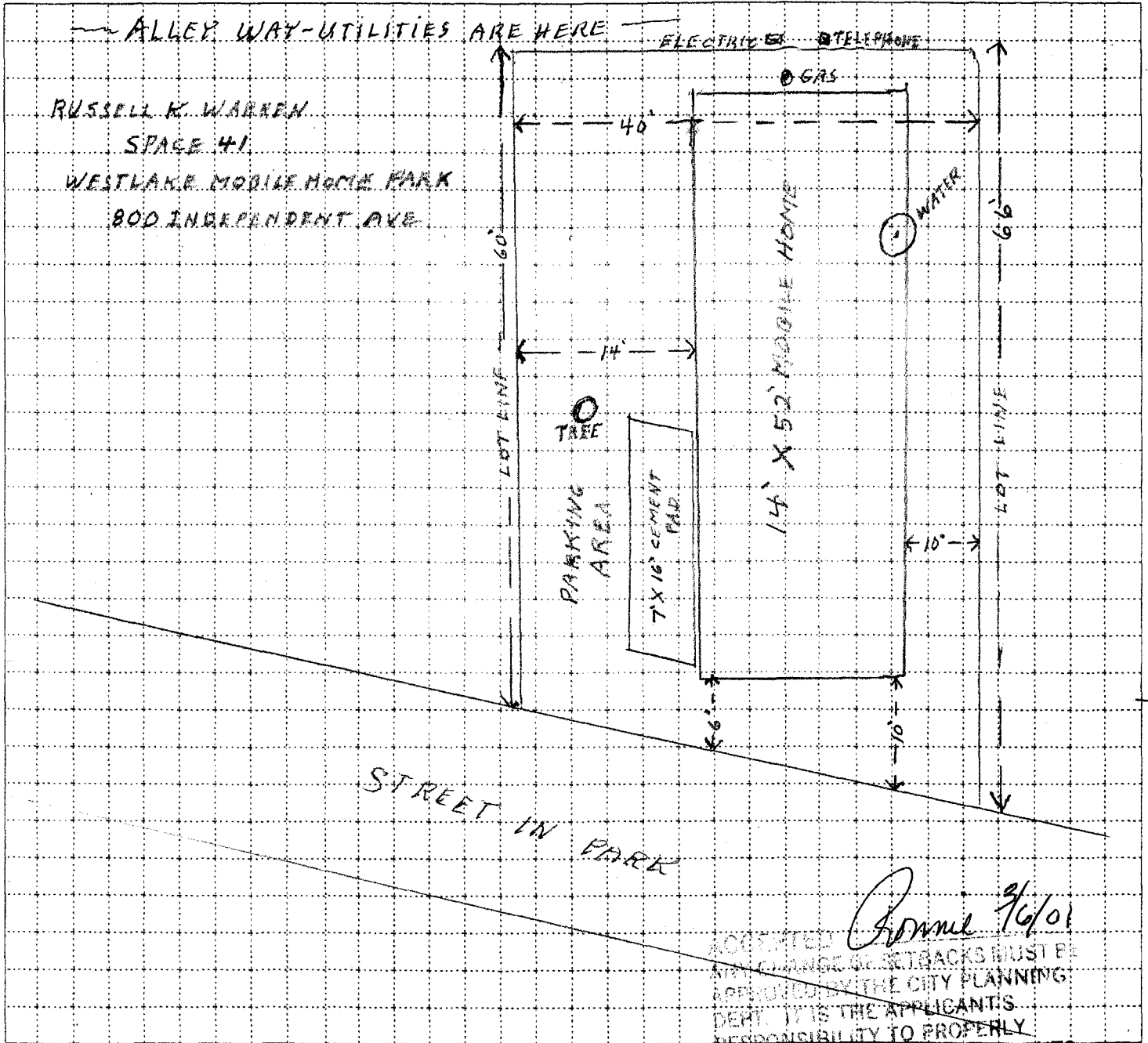
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. 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.



APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
 APPROVED FOR CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
 Cromie 9/6/01

NOT TO SCALE