

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 79482



BLDG ADDRESS 830 Independent SQ. FT. OF PROPOSED BLDGS/ADDITION 14x66  
 TAX SCHEDULE NO. 2945-104-01-006 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION West Lake Mobile Park TOTAL SQ. FT. OF EXISTING & PROPOSED 14x66  
 FILING — BLK — LOT SP #2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction Permit  
 (1) OWNER Russell Redhawk NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction APR 17 2001  
 (1) ADDRESS 830 Independent USE OF EXISTING BUILDINGS — TB  
 (1) TELEPHONE — DESCRIPTION OF WORK & INTENDED USE move in new modular  
 (2) APPLICANT — TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE —  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-1 Maximum coverage of lot by structures —  
 SETBACKS: Front — 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 2  
 Maximum Height — Special Conditions —  
 CENSUS 4 TRAFFIC 10 ANNEX# —

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 Russell Redhawk Date 17-April-2001  
 Department Approval Donnie Edwards Date 4-17-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>A. Bensley</u>	Date	<u>4/17/01</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)