

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81405



Your Bridge to a Better Community

6530-4070

BLDG ADDRESS 800 Independent Ave #29 SQ. FT. OF PROPOSED BLDGS/ADDITION _____

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

SUBDIVISION WEST LAKE MOBILE HOME PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 1600

FILING _____ BLK _____ LOT #29 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER MARGENE V. MCCORKLE NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 1401 N 24th St. Cd. Co USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 255-3961 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT _____ TYPE OF HOME PROPOSED:

(2) ADDRESS _____ Site Built Manufactured Home (UBC)

(2) TELEPHONE _____ 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 approved per Maximum coverage of lot by structures _____

SETBACKS: Front park plan 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 _____

Maximum Height _____ Special Conditions _____

CENSUS 4 TRAFFIC 10 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 MARGENE V MCCORKLE Date 9-5-01
AGENT FACTORS DIRECT

Department Approval M. Hansen Date 9-5-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Est Mt Park</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>9/5/01</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)