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

BLDG PERMIT NO. 81693



Your Bridge to a Better Community

BLDG ADDRESS 830 Independent Ave #10 SQ. FT. OF PROPOSED BLDGS/ADDITION 14'x70'

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

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

FILING _____ BLK _____ LOT 10

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

(1) OWNER Tim & Joy Spagna

(1) ADDRESS 830 Independent Ave #10

(1) TELEPHONE 242-1343

USE OF EXISTING BUILDINGS Living residence

(2) APPLICANT Tim & Joy Spagna

DESCRIPTION OF WORK & INTENDED USE N/A

(2) ADDRESS _____

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

(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 Approved per plan

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES N/A NO _____

Side _____ from PL, Rear _____ from PL

Parking Req'mt _____

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 Joy Spagna

Date 9-25-01

Department Approval Pat Bushman

Date 9-25-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. Est. mtr part
Utility Accounting	<u>Marshdale</u>		Date <u>9/25/01</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)