

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84418



Your Bridge to a Better Community

BLDG ADDRESS 830 INDEPENDENT AVE #55 SQ. FT. OF PROPOSED BLDGS/ADDITION 14' x 70'

TAX SCHEDULE NO. 2945-104-01-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION WEST LAKE MOBILE HOME TOTAL SQ. FT. OF EXISTING & PROPOSED 980

FILING _____ BLK _____ LOT 55 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER EDWARD MUNIZ NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 830 INDEPENDENT AVE #55 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE (770) 434-1595 DESCRIPTION OF WORK & INTENDED USE RESIDENCE

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

(2) ADDRESS _____

(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 PD Maximum coverage of lot by structures _____

SETBACKS: Front approved from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO X

Side plan from PL, Rear plan from PL Parking Req't 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 Edward Muniz Date 5/6/02

Department Approval C. Faye Nelson Date 5/6/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>5/6/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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