



Manufactured Home Planning Clearance

PC No: _____

Date: _____

Building Address: _____

Parcel No: _____

Subdivision: _____

Filing _____ Lot _____ Block _____

PROPERTY OWNER INFORMATION

APPLICANT/CONTRACTOR INFORMATION

Name: _____

Name: _____

Address: _____

Address: _____

City/State/Zip: _____

City/State/Zip: _____

Phone(s): _____

Phone(s): _____

REQUIRED: Plot plan showing lot lines and dimensions, all easements, building lines and dimensions, distance from building(s) to property lines, driveway dimensions and location, above ground utilities, drainage swales/directions, all abutting streets/alleys, lot corner elevations and minimum top of foundation elevation.

HUD Approved ID # _____ Make: _____ Model: _____ Year: _____

Lot Size: _____ Garage Size: _____ Garage #: _____ Living Area Size: _____ Building Height: _____

Number of dwelling units before construction: _____ Number of dwelling units after construction: _____

I hereby acknowledge that I have read this application and the information is correct under penalty of perjury. 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 buildings.

Applicant Signature _____

Date _____

Modifications to this Planning Clearance must be approved, in writing, by the Fruita Community Development Department. The structure authorized by the application cannot be occupied until a final inspection has been completed by the Mesa County Building Department and the City of Fruita and a Certificate of Occupancy is issued. This Planning Clearance is valid for one year.

Special Conditions: Maintain drainage, keep construction site clean and weeds cut. Dust mediation and erosion measures must be in place. Comply with all covenants. Do not remove property pins. Property Pins MUST be visible before a Certificate of Occupancy will be issued.

Table with 2 columns: Fee Description and Amount. Rows include Planning Clearance Fee (\$25.00), Use Tax Fee (3% of 52% of cost), Sewer Tap Fee (\$6,600), Sewer Recapture Fee, Irrigation Tap Fee (\$500), Chip Seal, Transp. Imp., Open Space, Drainage, School Land, DEVELOPMENT FEES DUE, and TOTAL AMOUNT DUE.

Community Development Approval _____ Date: _____

NOTES: _____

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

Staff Plot Plan Worksheet

Zone: _____

Required Setbacks: Front: _____ Rear: _____ Sides: _____ & _____

Permanent Foundation _____

Building Height _____

Lot Coverage: _____

Driveway Width: _____

Roof Pitch _____

of Car Parking Spaces: _____

Drainage Type: _____

Easement Locations _____

Driveway Location _____

No Build Locations _____

Any Encroachments into the Setbacks YES NO _____

Impact Fee or Recapture Fee Due: YES NO Fee: _____

Floodplain Development Permit Required: YES NO _____

Any Code Enforcement Actions Pending YES NO Issue: _____

Is the Property on the Historic Register YES NO _____

Any Special Conditions (PUD, variance, PC hold, etc.): _____
