



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 (\$7000), 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.): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_