

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 79960



Your Bridge to a Better Community

BLDG ADDRESS 830 Independence Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 14x60

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

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

FILING — BLK — LOT SP38

(1) OWNER Paul Des Jardins NO. OF DWELLING UNITS: Before: 0 After: 1 this Construction MAY 15 2001

(1) ADDRESS PO Box 646 NO. OF BUILDINGS ON PARCEL Before: 0 After: 1 this Construction

(1) TELEPHONE Meeker CO 8164 USE OF EXISTING BUILDINGS move in mobile

(2) APPLICANT Teresa Ricker DESCRIPTION OF WORK & INTENDED USE "

(2) ADDRESS 830 Independence Ave TYPE OF HOME PROPOSED: Site Built — Manufactured Home (UBC) —

(2) TELEPHONE 970-260-9891 Manufactured Home (HUD) — Other (please specify) X

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 C-1 Maximum coverage of lot by structures —

SETBACKS: Front — from property line (PL) Permanent Foundation Required: YES — NO X

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 ANN# —

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 Teresa Ricker Date 5/15/01

Department Approval Bonnie Edwards Date 5/15/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>T. Bensey</u>		Date <u>5/16/01</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)