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

BLDG PERMIT NO. 81684



Your Bridge to a Better Community

BLDG ADDRESS 830 Independent
~~800 Independence #54~~ SQ. FT. OF PROPOSED BLDGS/ADDITION 980 sq ft

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

SUBDIVISION Westlake MHP TOTAL SQ. FT. OF EXISTING & PROPOSED 980 sq ft

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER Factory Direct Housing Before: 1 After: 1 this Construction

(1) ADDRESS 2489 Hwy 6 + 50 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (970) 248-0804 Before: 1 After: 1 this Construction

(2) APPLICANT Brendan and Brandi Ruse USE OF EXISTING BUILDINGS 8x10 storage shed
14x70 home

(2) ADDRESS 1130 ROOD AVE DESCRIPTION OF WORK & INTENDED USE Set up of m. house

(2) TELEPHONE (970) 242-8269 TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) _____

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 _____	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>Approved</u> from PL, Rear _____ from PL	Special Conditions _____
Maximum Height _____	CENSUS <u>4</u> TRAFFIC <u>10</u> 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 Brandi Ruse Date 9/24/01
 Department Approval Pat Bushman Date 9-24-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kate Holt</u>	Date	<u>9/24/01</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)