

EEF \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84519



Your Bridge to a Better Community

BLDG ADDRESS 743-23 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 910

TAX SCHEDULE NO. 2701-314-00-209 SQ. FT. OF EXISTING BLDGS old mobile to be replaced

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1000

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: _____ this Construction

NO. OF BUILDINGS ON PARCEL:
 Before: 1 After: _____ this Construction

(1) OWNER Evelyn M. Bowers USE OF EXISTING BUILDINGS none

(1) ADDRESS P.O. Box 364 ^{Glenwood} ~~206~~ ^{Spring} DESCRIPTION OF WORK & INTENDED USE Farming

(1) TELEPHONE 970-963-2639 ⁸¹⁶⁰²

(2) APPLICANT David Cruse

(2) ADDRESS 743 23 Rd. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 970-242-5121

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 I-2 Maximum coverage of lot by structures NA

SETBACKS: Front 15/25 from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater

Side 0/0 from PL, Rear 10/10 from PL Parking Req'mt PERMANENT FOUNDATION NOT REQUIRED

Maximum Height 40 Special Conditions PER SECTION 3.8.A.3.D.3.
BV

CENSUS _____ TRAFFIC _____ ANN# 5-22-02

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 David Cruse Date 5-9-02

Department Approval Pat Bushman Date 5-10-02
As per Kori Bowers

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Tracy Hofer</u>		Date <u>5/10/02</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)

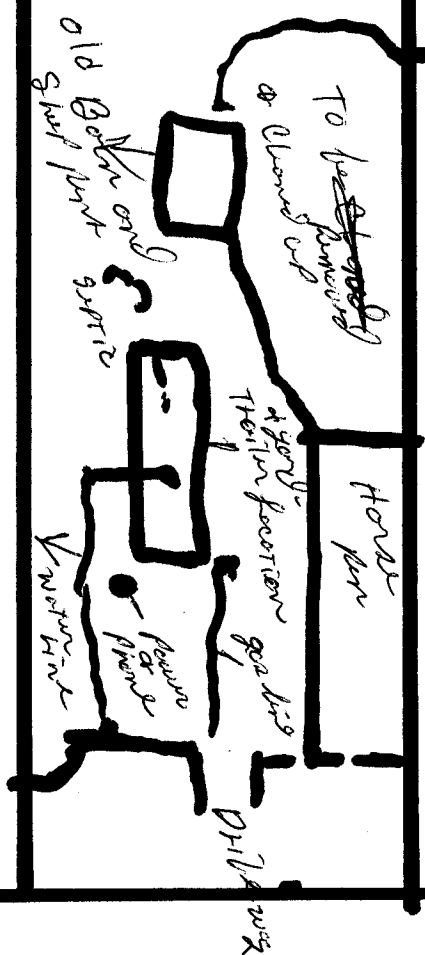
I 70

Open

Ground

Boyer Farming Co

Lozos CT



5-10-02

Pat Bushman

ACCEPTED
 ANY CHANGE OF SETBACKS MUST
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

23rd