

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 84445



Your Bridge to a Better Community

BLDG ADDRESS 830 Independent Ave. #25 SQ. FT. OF PROPOSED BLDGS/ADDITION 1120 sq. ft.

TAX SCHEDULE NO. 700812302057 SQ. FT. OF EXISTING BLDGS —  
2945-104-01-006

SUBDIVISION West Lake Mobile TOTAL SQ. FT. OF EXISTING & PROPOSED 1120 sq. ft.

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 25

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) OWNER JASON M. BRUNI

(1) ADDRESS 1740 Aspen St. B100

(1) TELEPHONE (970) 242-3344

USE OF EXISTING BUILDINGS \_\_\_\_\_

(2) APPLICANT — SAME —

DESCRIPTION OF WORK & INTENDED USE Set new mobile home

(2) ADDRESS \_\_\_\_\_

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 TD

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO X

Side per approved plan from PL, Rear \_\_\_\_\_ from PL

Parking Req'mt 2

Maximum Height \_\_\_\_\_

Special Conditions \_\_\_\_\_

CENSUS 4 TRAFFIC 10 ANNEX# \_\_\_\_\_

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 Jason M. Bruni Date 5/10/02

Department Approval \_\_\_\_\_ Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>C. Benseley</u>	Date <u>5/16/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)