

DATE SUBMITTED: 12/19/91

PERMIT NO. 40612

FEE \$ 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 830 INDEPENDENT AVE # 57

SQ. FT. OF BLDG: 470 SF

SUBDIVISION Westlake

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-104-01-006

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER West Lake Mobile Home Park

USE OF EXISTING BUILDINGS: Home

ADDRESS 800 Independent Ave

DESCRIPTION OF WORK AND INTENDED USE: ADDITION OF PORCH FOR LAUNDRY

TELEPHONE: 243-7613

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE C-2

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT 25'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE 10 REAR 0

CENSUS TRACT: 3 TRAFFIC ZONE: \_\_\_\_\_

MAXIMUM HEIGHT 40'

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Angeline Barrett  
Department Approval  
12/19/91  
Date Approved

X [Signature]  
Applicant Signature  
19 Dec 91  
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

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THE GYM  
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 DIVISIONS  
 EXECUTIVE COMMUNICATION  
 SECTION  
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 DISCIPLINE  
 PUBLIC WORKS ORDER

ONE OF THE SUBJECTS TO BE DEALT WITH ARE THE FOLLOWING:

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