

DATE SUBMITTED: 2/5/92

PERMIT NO. 40846 ✓

FEE \$ \$500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 83025^{1/2} sp 30

SQ. FT. OF BLDG: 60 X 12

SUBDIVISION West Lake

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: _____

OWNER Phillip Duarte

USE OF EXISTING BUILDINGS: RESIDENTIAL

ADDRESS 267 Woodwood Colorado

DESCRIPTION OF WORK AND INTENDED USE: SET MOBILE HOME

TELEPHONE: 327-4326

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 _____

GEOLOGIC HAZARD: YES _____ NO ✓

SIDE per arch _____

CENSUS TRACT: 3 TRAFFIC ZONE: 10

MAXIMUM HEIGHT _____

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.

Karla Metzger
Department Approval

Helen Andrade
Applicant Signature

2/5/92
Date Approved

2/5/92
Date

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