

DATE SUBMITTED: 4/7/92

PERMIT NO. 41394 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 830 Independent Ave #36 SQ. FT. OF BLDG: 10 X 48

SUBDIVISION West Lake Mobile PARK SQ. FT. OF LOT:

FILING # BLK # LOT # NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-104-04-006 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

OWNER Jolynn Harris USE OF EXISTING BUILDINGS:

ADDRESS 539 Venard St

TELEPHONE: 434-0927 DESCRIPTION OF WORK AND INTENDED USE: set mobile home

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 REAR CENSUS TRACT: 4 TRAFFIC ZONE: 10

MAXIMUM HEIGHT PARKING REQ'MT N/A

LANDSCAPING/SCREENING REQUIRED: 25' PF SPECIAL CONDITIONS: N/A

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.

Kelly McGowan
Department Approval
4/7/92
Date Approved

Jolynn Harris
Applicant Signature
Date

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