

DATE SUBMITTED 1-11-94

BUILDING PERMIT NO. 47329

FEE \$ 500

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

BLDG ADDRESS 830 Independent #6 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16x56  
SUBDIVISION Westlake Park  
FILING \_\_\_\_\_ BLK 6 LOT #6 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
TAX SCHEDULE NO. 2945-104-01-006 NO. OF FAMILY UNITS \_\_\_\_\_  
OWNER Effie J. Zbor NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION \_\_\_\_\_  
ADDRESS 830 Independent Ave.  
TELEPHONE 243-9369 DESCRIPTION OF WORK AND INTENDED USE: Set up mobile home

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE C-2 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO X  
SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
Side \_\_\_\_\_ from property line CENSUS TRACT 4 TRAFFIC ZONE 10  
Rear \_\_\_\_\_ from property line PARKING REQ'MT \_\_\_\_\_  
Maximum Height \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

Department Approval [Signature] Applicant Signature Effie J. Zbor  
Date Approved 1-11-94 Date 1-11-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)