

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 107445

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

2915-104-01-005

BLDG ADDRESS 830 Independent Ave #34 TAX SCHEDULE NO. 7008-281-97-291

SUBDIVISION West Lake Mobile Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 14x75

FILING _____ BLK _____ LOT #34 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Jina Smith NO. OF DWELLING UNITS
 BEFORE: X AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 830 Independent Ave #34 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 970-242-7171 USE OF EXISTING BLDGS _____

(2) APPLICANT Jina Smith DESCRIPTION OF WORK AND INTENDED USE:
Plan Mobile Home

(2) ADDRESS Same

(2) TELEPHONE Same

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 C-2 Maximum coverage of lot by structures _____

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

Side _____ from PL Rear _____ from PL

Maximum Height _____

Special Conditions Per Park Regs

CENSUS 4 TRAFFIC 10 ANNEX# _____

RECEIVED
 OCT 15 1997

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Jina Smith Date 10-15-97

Department Approval Debra J. Castells Date 10-15-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. Existing MH Park

Utility Accounting CM Cole Date 10/15/97

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

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