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BLDG PERMIT NO. 104373

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 836 Independence Ave TAX SCHEDULE NO. 2945-104-01-006
 SUBDIVISION West Lake Mobile Home SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8 X 40
 FILING — BLK — LOT #4 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER William L. Howard NO. OF DWELLING UNITS BEFORE: — AFTER: — THIS CONSTRUCTION
 (1) ADDRESS 336 Independence
 (1) TELEPHONE 243-0287 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: — THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS —
 (2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: —
 (2) TELEPHONE — Place Mobile

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 Parking Req'mt —
 Side — from PL Rear — from PL Special Conditions Per Park Reqs
 Maximum Height — CENSUS 4 TRAFFIC 10 ANN# —

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 William L. Howard Date 1-5-98

Department Approval Antonio J. Castello Date 1-5-98

Additional water and/or sewer tap fee(s) are required: YES — NO x W/O No. TR 84074

Utility Accounting Richardson Date 1-5-98

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)