

FEE \$	10 ⁰⁰
TCP \$	—
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BLDG PERMIT NO. 165830

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 830 INDEPENDENT AVE TAX SCHEDULE NO. 2945-109-01-006

SUBDIVISION Westlake Mobile Home Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION A

FILING _____ BLK _____ LOT sp 21 SQ. FT. OF EXISTING BLDG(S) 14x61

(1) OWNER William A Boyd NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 32 Columbine Dr. NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) TELEPHONE 243-4453 USE OF EXISTING BLDGS _____

(2) APPLICANT James A. Boyd DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 830 Independent Ave ^{Space 21} _____

(2) TELEPHONE _____ 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

Side Per from PL Regs from PL

Maximum Height _____

Parking Req'mt _____

Special Conditions _____

CENSUS A 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 James Boyd Date 6-23-98

Department Approval Antonia Castillo Date 6-23-98

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

Utility Accounting James Boyd Date 6/23/98

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)