

FEE \$	10. ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 65825

6525-4069

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 830 INDEPENDENT AVE ^{SP22} TAX SCHEDULE NO. 2945-104-01-006

SUBDIVISION Westlake SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x65 ^{8x12 pullout}

FILING — BLK — LOT 22 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER WANDA L. SMITH NO. OF DWELLING UNITS BEFORE: — AFTER: — THIS CONSTRUCTION

(1) ADDRESS 830 INDEPENDENT ^{SP22}

(1) TELEPHONE (970) 241-5709 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: — THIS CONSTRUCTION

(2) APPLICANT Self USE OF EXISTING BLDGS —

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Place Mobile Home

(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) Parking Req'mt —
 or — from center of ROW whichever is greater Special Conditions —

Side Per ROW from PL Rear — from PL

Maximum Height —

PAID JUN 22 1998

CENSUS A TRAFFIC 10 ANNEX# —

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 Wanda L. Smith Date 6-22-98

Department Approval Leuta Costello Date 6-22-98

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. Remove old trailer move in another

Utility Accounting CM Cole Date 6/22/98

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)