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TCP \$	—
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BLDG PERMIT NO. 168021

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 830 Independent TAX SCHEDULE NO. bx9 2945-104-01-006

SUBDIVISION #57 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 16480

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Ann Pennington NO. OF DWELLING UNITS BEFORE: — AFTER: — THIS CONSTRUCTION

(1) ADDRESS P.O. Box 731 Clifton NO. OF BLDGS ON PARCEL BEFORE: — AFTER: — THIS CONSTRUCTION

(1) TELEPHONE 434-5678 USE OF EXISTING BLDGS —

(2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: MOBILE

(2) ADDRESS —

(2) TELEPHONE —

**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

Side PER PARK from PL Rear REAR from PL Special Conditions —

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 [Signature] Date 12-11-98

Department Approval [Signature] Date 12-11-98

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. 6525-4069

Utility Accounting [Signature] Date 12-11-98

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)