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BLDG PERMIT NO 68499

COMM.

PLANNING CLEARANCE

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

BLDG ADDRESS 2490 F Road TAX SCHEDULE NO 2945-044-05-001
 SUBDIVISION Parkwest Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2560^{sq}
 FILING - BLK - LOT 2 SQ. FT. OF EXISTING BLDG(S) X
 (1) OWNER Wylie Miller NO. OF DWELLING UNITS BEFORE: - AFTER: - THIS CONSTRUCTION
 (1) ADDRESS 2681 Mazatlan NO. OF BLDGS ON PARCEL BEFORE: - AFTER: - THIS CONSTRUCTION
 (1) TELEPHONE 245-6145 USE OF EXISTING BLDGS Retail
 (2) APPLICANT The Sleep Factory, Inc. DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 445 Colorado Ave interior remodel and window & door ext. wall.
 (2) TELEPHONE (970) 256-0042

REQUIRED: One plot plan, on 8 1/4" 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 PC Maximum coverage of lot by structures -
 SETBACKS: Front X from property line (PL) Parking Req'mt per plan
 or X from center of ROW, whichever is greater Special Conditions File # FPP-1997-126
 Side X from PL Rear X from PL CENSUS 9 TRAFFIC 4 ANNEX# -
 Maximum Height X

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 Kenneth R. Simons, President Date 12-1-98
 Department Approval Bonnie Edwards Date 12-7-98

Additional water and/or sewer tap fee(s) are required: YES - NO ✓ W/O No. -
 Utility Accounting K Duncan Date 12/1/98

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