

FEE \$ N/C

BLDG PERMIT NO. 49395

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 136 N 7th St TAX SCHEDULE NO. 2945-144-00-975
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING _____ BLK 106 LOT 8,9&10 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER ~~_____~~ NCADA NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 136 N 7th
 (1) TELEPHONE 243-3140 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT All Seasons Plumb USE OF EXISTING BLDGS Treatmt Center
 (2) ADDRESS 2186 Branche Ct DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-9564 put-in-sink

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-3 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 INTERIOR
 Maximum Height _____ Remodel Only
 CENSUS TRACT 2 TRAFFIC ZONE 41

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 8-1-94
 Department Approval [Signature] Date 8-1-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 1007-0480-04-0
 Utility Accounting [Signature] Date 8-1-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)