

FEE \$ 5.00

BLDG PERMIT NO. 50123

### PLANNING CLEARANCE

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

71-3030-02-7

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 730 S. 7<sup>th</sup> TAX SCHEDULE NO. 2995-231-02-023  
 SUBDIVISION 734 S 3rd SQ. FT. OF PROPOSED BLDG(S)/ADDITION NONE  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER DAILY SENTINEL NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) ADDRESS 734 S. 7<sup>th</sup>  
 (1) TELEPHONE 242-5050 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT ALPINE C.M., INC. USE OF EXISTING BLDGS NEWSPAPER  
 (2) ADDRESS 111 SO. 12<sup>th</sup> ST. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 245-2505 INT. OFFICE REMODEL.

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 I-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) or  
 \_\_\_\_\_ from center of ROW, whichever is greater Parking Req't \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Interior Remodel  
 Maximum Height \_\_\_\_\_ No change in Use  
 CENSUS TRACT 8 TRAFFIC ZONE 44

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 \_\_\_\_\_ Date 10/13/94  
 Department Approval Marcia Pity Date 10-13-94

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A  
 Utility Accounting Millie Fowler Date 10-13-94

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)