

FEE \$ no fee

fee previously paid

BLDG PERMIT NO. 51317

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2460 F Rd. TAX SCHEDULE NO. 2945.004-00-066 ⁷⁰⁴⁰

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 27,000

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 27,000

(1) OWNER JIM/MORRICE BISHOP NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1004 OUEAY AVE. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 303-243-2550 USE OF EXISTING BLDGS RETAIL SALES

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

(2) ADDRESS _____

(2) TELEPHONE _____ TO FINISH CONSTRUCTION OF NEW RETAIL SALES BLDG.

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 PB Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater
Side _____ from PL Rear Intermittent from PL
Maximum Height _____

Parking Req'mt _____
Special Conditions See file #C94-94
DIF will be paid by Bank of Grand Junction
CENSUS TRACT 10 TRAFFIC ZONE 24

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 D.A. Bishop Date 3/3/95

Department Approval Kathy Portman Date 3/3/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3021-3503-01-1

Utility Accounting C. Richardson Date 3-3-95

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)