

FEE \$ 5.00  
TCP \$

BLDG PERMIT NO. 53112

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

3001-1920-02-9

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2868 Freeway East TAX SCHEDULE NO. 2943-181-00-070

SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2400'

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

(1) OWNER Grand Junction Pipe & Supply, Co NO. OF DWELLING UNITS  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) ADDRESS P.O. Box 1849 NO. OF BLDGS ON PARCEL  
BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) TELEPHONE 243-4604 USE OF EXISTING BLDGS Commercial

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Interior

(2) ADDRESS \_\_\_\_\_ Remodel

(2) TELEPHONE \_\_\_\_\_

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-1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENS.T. 7 T.ZONE 37 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 8/2/95

Department Approval [Signature] Date 8/2/95

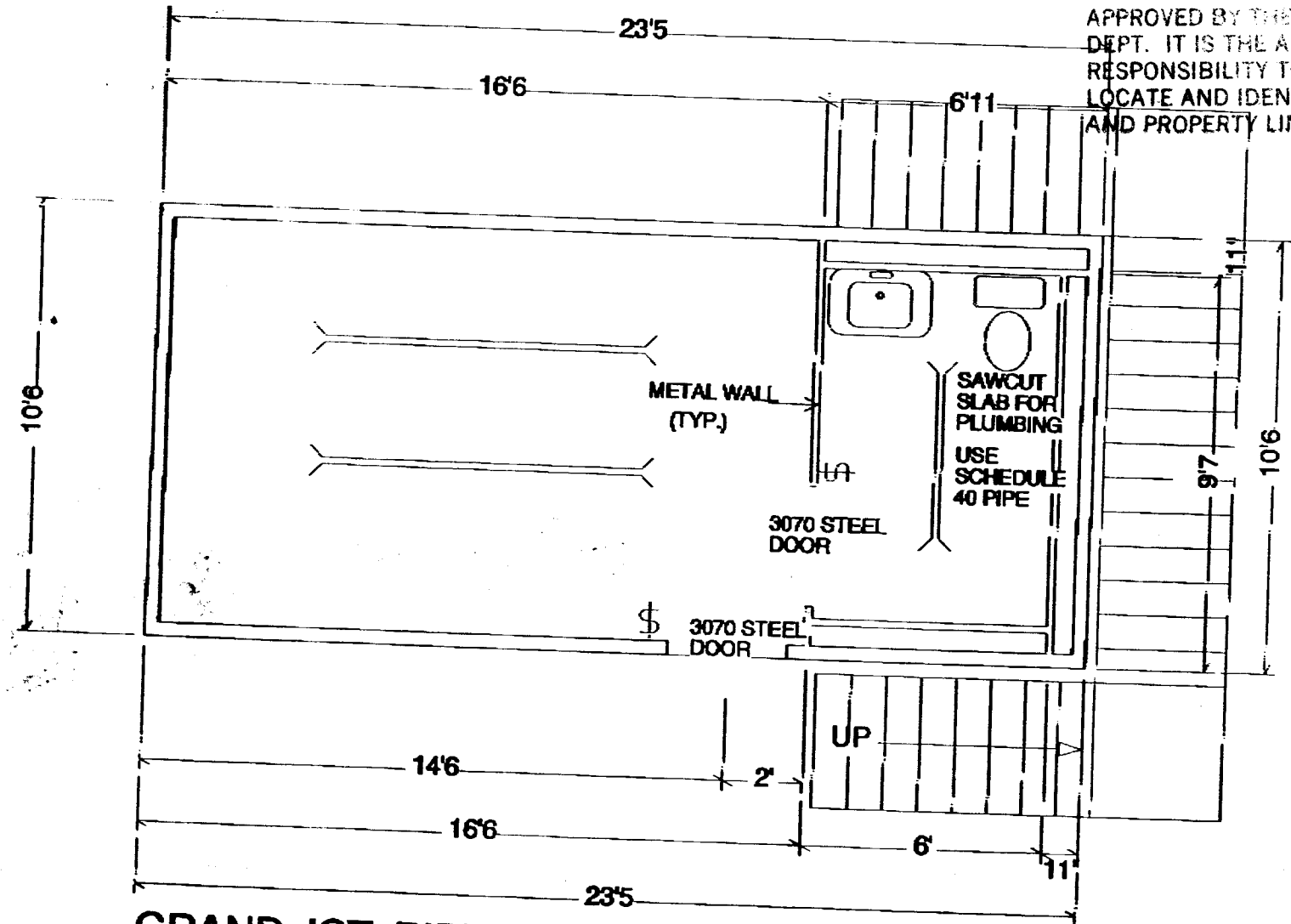
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. N/A - no change in use or employees

Utility Accounting Miller Joubert Date 8-2-95

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)

ACCEPTED *9/18/85* 8/2/95  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



**GRAND JCT. PIPE AND SUPPLY**  
**DRIVERS BREAK ROOM/RESTROOM**

**GENERAL CONTRACTOR**  
**G&R BUILDERS INC.**

07/19/85 08:54 31 702 638 9011 MERIT-SAGE HILL 0002/002