

FEE \$ N/C

BLDG PERMIT NO. 51829

PART I

PLANNING CLEARANCE

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

File # 215-94

2001-1800-09-9

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1035 Grand Ave TAX SCHEDULE NO. 2945-174-02-004

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 87 LOT 8 thru 10 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Scott Moreland NO. OF DWELLING UNITS BEFORE: — AFTER: — THIS CONSTRUCTION

(1) ADDRESS 1035 Grand Ave 81501

(1) TELEPHONE 243-8580 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS previous insurance agency

(2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: Remodel of roof, new exterior door and new bay window.

(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 PB 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 no plumbing or electrical modification at this time

Maximum Height — 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 Ed Berry Date 1/4/95

Department Approval Ronnie Edwards Date 1/4/95

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. not at this time for roof & pay window remodel

Utility Accounting Millicie Fowler Date 1-4-95

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)