

FEE \$ Pd w/ COU review

BLDG PERMIT NO. 51936

PLANNING CLEARANCE

COU 95-4,2

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

Iwa-0010-05-3 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 212 South Ave TAX SCHEDULE NO. 2945 143 37 011

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

FILING _____ BLK A5 LOT 29-32 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Arthur R and Jeanne S Davidson NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 196 Sege Ct.

(1) TELEPHONE 243-7175 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT SAME as above USE OF EXISTING BLDGS Business STORAGE

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____ remodel to make useable & lockable for storage

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) or _____ from center of ROW whichever is greater Parking Req'mt N/A

Side _____ from PL Rear _____ from PL Special Conditions Okay for storage use

Maximum Height _____ Interior Remodel change to another use (ie. office, retail) may require 9 re-review
CENSUS TRACT _____ TRAFFIC ZONE 43

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 Arthur Davidson Date 3/28/95

Department Approval Kristen T. ... Date 3/20/95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. NA - Storage use

Utility Accounting Miller Fowler Date 3-28-95

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)