

FEE \$

BLDG PERMIT NO.

PLANNING CLEARANCE

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

LPC
HCP

1001-3330-088

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1003 Winters Ave TAX SCHEDULE NO. 2945-231-18-005

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

FILING _____ BLK _____ LOT 142 SQ. FT. OF EXISTING BLDG(S) 2000 sq. ft.

(1) OWNER JGM Partnership NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS P.O. Box 2440 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: _____ THIS CONSTRUCTION
Colorado Springs, Co. 80901

(1) TELEPHONE 250-3232

(2) APPLICANT Commercial Design / JGM USE OF EXISTING BLDGS Office

(2) ADDRESS P.O. Box 2418 G.I., Co. DESCRIPTION OF WORK AND INTENDED USE: _____
81802

(2) TELEPHONE 250-3232 Remodal Existing Bldg. (interior)

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'mt _____

Side 0 from PL Rear 0 from PL Special Conditions Site Plan Review required

Maximum Height 65 for outdoor storage & additional buildings

CENSUS TRACT _____ TRAFFIC ZONE _____

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 1/18/95

Department Approval [Signature] Date 18 Jan 1995

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

Utility Accounting Millie Fowler Date 1-18-95

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)