

3021-3554-011

FEE \$ 5.00
TCP \$ —

BLDG PERMIT NO.

54681
54683
①①
Unit # 21422

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2498 Hwy 6450 TAX SCHEDULE NO. 2945-094-16-021 ⁰²²

SUBDIVISION Cottonwood Mall Condo. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 148

FILING _____ BLK _____ LOT #21422 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER McCallum Family NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 552 75 road

(1) TELEPHONE 243-4642 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Chris McCallum USE OF EXISTING BLDGS Retail

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Office & Closet + related Elec + Doct (retail)

(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 C-2 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt File #SPR-95-37

Side _____ from PL Rear _____ from PL Special Conditions NONE

Maximum Height _____ CENS.T. 9 T.ZONE 11 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 Chris McCallum Date 1-9-96

Department Approval [Signature] Date 1-10-96

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

Utility Accounting _____ Date _____

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)