

FEE \$ 5⁰⁰
TCP \$ -0-

BLDG PERMIT NO. 56138

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2851.5 N. Ave TAX SCHEDULE NO. 2943-181-01-019
SUBDIVISION Meeks Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
FILING _____ BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
(1) OWNER Sherif F. Fitzgerald NO. OF DWELLING UNITS
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS _____
(1) TELEPHONE 209 576 8745 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CASTLE CONST USE OF EXISTING BLDGS Office space
(2) ADDRESS 2755 N. Ave DESCRIPTION OF WORK AND INTENDED USE: Office split
(2) TELEPHONE 248-4638 Used as office/retail space

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-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 Interior Remodel
Maximum Height _____
CENS.T. 7 T.ZONE 99 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 _____ Date 5/17/95
Department Approval Marcia Batilana Date 5-17-95

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

Utility Accounting _____ Date 5/17/96

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)