

FEE \$	N/C
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BLDG PERMIT NO. 62975

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

1005-0650-109

BLDG ADDRESS 1027 Colorado TAX SCHEDULE NO. 2945-144-26-004
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 FILING 1 BLK 131 LOT 7,8 SQ. FT. OF EXISTING BLDG(S) 2700 ±
 (1) OWNER MARGARET J. WATSON NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1027 COLORADO AVE
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS home
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ interior finish work

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-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 _____
 Maximum Height _____ interior (single family use only)
 CENSUS 2 TRAFFIC 4/1 ANNEX# _____

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 Margaret J. Watson Date 9-4-97
 Department Approval Ronnie Edwards Date 9-4-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. no charge
 Utility Accounting Water Dept Date 9-4-97

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)