

FEE \$	500
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 62546

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2454 Hwy 6150 Ste 109 TAX SCHEDULE NO. 2945-091-05-000
 SUBDIVISION Sawtelle SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING 2 BLK — LOT 1 SQ. FT. OF EXISTING BLDG(S) suite only - 3800 sq ft
 (1) OWNER Larry Gilb NO. OF DWELLING UNITS BEFORE: — AFTER: — THIS CONSTRUCTION
 (1) ADDRESS ~~2454~~
 (1) TELEPHONE — NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Tony Crawford Const. USE OF EXISTING BLDGS retail use -
 (2) ADDRESS 10203 PIANO Rd. DAWASTY DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 214-553-0044 change to print shop

Pinjon Const.

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 NO Maximum coverage of lot by structures —
 SETBACKS: Front — from property line (PL) Parking Req't 13 spaces
 or — from center of ROW, whichever is greater
 Side — from PL Rear — from PL Special Conditions Interior Remodel
 Maximum Height — Only - (partitions)
 CENSUS 98 TRAFFIC 97 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 Deirdre Allen Date 10-17-97
 Department Approval Ronnie Edwards Date 10-17-97

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. No change in use & fees
 Utility Accounting CM Cole Date 10/17/97

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)