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BLDG PERMIT NO. 102465

**PLANNING CLEARANCE**

~~(Single Family Residential and Accessory Structures)~~  
**Community Development Department**

BLDG ADDRESS 1800 Orchard Ave TAX SCHEDULE NO. 2945-122-00-942  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20,938  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 28,000  
 (1) OWNER Dist 51 NO. OF DWELLING UNITS BEFORE: BNA AFTER: BNA THIS CONSTRUCTION  
 (1) ADDRESS 2115 Grand Ave NO. OF BLDGS ON PARCEL BEFORE: 3 AFTER: 3 THIS CONSTRUCTION  
 (1) TELEPHONE 245-8182 USE OF EXISTING BLDGS Elementary School  
 (2) APPLICANT Ken Iule DESCRIPTION OF WORK AND INTENDED USE: classroom,  
 (2) ADDRESS 2115 Grand Ave Library, Multipurpose Add (foundation only)  
 (2) TELEPHONE 245-8182

**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 P2 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 Foundation Permit only  
 Maximum Height \_\_\_\_\_ File SUP-1997-161  
 CENSUS 6 TRAFFIC 28 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 \_\_\_\_\_ Date 10-21-97  
 Department Approval Theresa Pelletier (Hobby Partner) Date 10/21/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_  
WILL OBTAIN PLANNING CLEARANCE FOR ACTUAL BUILDING  
 Utility Accounting \_\_\_\_\_ Date 10/21/97

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)