

FEE \$	500
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 102384

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

2344-1452

BLDG ADDRESS 735 Road Avenue TAX SCHEDULE NO. 2945-144-17-006

SUBDIVISION City of Grand Jct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION No addition sq.ft.
106 13,14

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2688

(1) OWNER Keith Pulsipher NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION

(1) ADDRESS 735 Road Avenue

(1) TELEPHONE 242-7000 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Constructors West, Inc USE OF EXISTING BLDGS Business

(2) ADDRESS 2818 1/2 North Avenue DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 241-5457 remodel/business - ADA requirements

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 D-2 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 0 from PL Rear 0 from PL Special Conditions Interior Remodel

Maximum Height 40' No Change in Use

CENSUS _____ TRAFFIC _____ 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 Dave Michaels Date 10-10-97

Department Approval Antonio J. Castello Date 10-10-97

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

Utility Accounting Lucy Whipple Date 10/10/97

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)