

FEE \$	5 <sup>00</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO. [REDACTED]

64108

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 2490 F. Road, Unit 1 TAX SCHEDULE NO. 2945-044-05-001  
 SUBDIVISION Patterson Parkwest SQ. FT. OF PROPOSED BLDG(S)/ADDITION (2450) *tenant finish*  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) 14000  
 (1) OWNER Wylie Miller NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
 (1) ADDRESS 2681 Mazatlan Dr. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 245-6145 USE OF EXISTING BLDGS Retail  
 (2) APPLICANT Constructors West, Inc DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 2818 1/2 North Ave tenant finish  
 (2) TELEPHONE 241-5457

**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 PB Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Interior Remodel  
No Change in Use  
 Maximum Height \_\_\_\_\_ CENSUS 9 TRAFFIC 4 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 [Signature] Date 2/23/98  
 Department Approval [Signature] Date 2.24.98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 2/24/98

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)