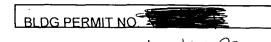
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Le 4108

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2490 F. Koad, Unit 1	TAX SCHEDULE NO. 2945-044-05-001	
SUBDIVISION Patterson Parkwest	SQ. FT. OF PROPOSED BLDG(S)/ADDITION (2450)	
FILINGBLKLOT	SQ. FT. OF EXISTING BLDG(S) 14000	
"OWNER Wylie Miller	NO. OF DWELLING UNITS BEFORE:O AFTER:O THIS CONSTRUCTION	
(1) ADDRESS 2681 Mazatlan Dr.		
(1) TELEPHONE 245-6145	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION	
(2) APPLICANT Constructors West, Inc	USE OF EXISTING BLDGS Ketail	
(2) ADDRESS 2818 1/2 North Ave	DESCRIPTION OF WORK AND INTENDED USE:	
(2) TELEPHONE <u>24/- 5457</u>	tenant finish	
REQUIRED: One plot plan, on 8 $\frac{1}{2}$ " 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 C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF ®	
ZONE_PB	Maximum coverage of let by etrustures	
ZONE	Maximum coverage of lot by structures	
SETBACKS: Front from property line (PL or from center of ROW, whichever is greater	Parking Req'mt	
	Special Conditions Interior Kemadel	
Sidefrom Pt Rear from	No Change in USC	
Maximum Height	CENSUS 9 TRAFFIC 4 ANNX#	
	CENSUS TRAFFIC ANNA#	
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 Survey	Date 2/23/98	
Department Approval Suta Juste	16 Date 2.24.98	
additional water and/or sewer tap fee(s) are required: YES NO W/O No		
Utility Accounting	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) (Pid	nk: Building Department) (Goldenrod: Utility Accounting)	