FEE $ 5.-

TCP $

SIF $

BLDG PERMIT NO. 66371

CITY OF GRAND JUNCTION COLORADO

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

BLDG ADDRESS *2490 F. Road - Unit 2* TAX SCHEDULE NO. *2945-044-05001*

SUBDIVISION *Park West Subdivision* SQ. FT. OF PROPOSED BLDG(S)/ADDITION *Tenant Finish Unit 2 - 2160 Sq*

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) *14,500*

(1) OWNER *Wylie R. Miller*

(1) ADDRESS *2681 Mazatlan*

(1) TELEPHONE *245-6145*

(2) APPLICANT *Constructors West, Inc.*
Bruce Milyard
(2) ADDRESS *2818 1/2 North Ave.*

(2) TELEPHONE *241-5457*

NO. OF DWELLING UNITS
BEFORE: *1* AFTER: *1* THIS CONSTRUCTION

NO. OF BLDGS ON PARCEL
BEFORE: *1* AFTER: *1* THIS CONSTRUCTION

USE OF EXISTING BLDGS *Retail & Storage*

DESCRIPTION OF WORK AND INTENDED USE: _____
Retail & Storage - Tenant Finish

REQUIRED: One plot plan, on 8 ½" 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*

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater

Side _____ from PL   Rear _____ from PL

Maximum Height _____

Maximum coverage of lot by structures _____ *tenant*

Parking Req'mt _____ *tenant only*

Special Conditions *tenant only*

CENSUS _____ TRAFFIC_____ ANNX#_____

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 *7-30-98*

Department Approval _____ Date *7/30/98*

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

Utility Accounting *Adams* Date *7-30-98*

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)*