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BLDG PERMIT NO. 166369

PLANNING CLEARANCE *Comm, 4*
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2490 F. ROAD-Unit 6 TAX SCHEDULE NO. 2945-044-05001

SUBDIVISION PARKWEST SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION Tenant Finish Unit 6 - 2160

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

(1) OWNER Wylie R. Miller NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2681 Mazatlan NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 345-6145 USE OF EXISTING BLDGS Retail & Storage

(2) APPLICANT Constructors West, Inc DESCRIPTION OF WORK AND INTENDED USE: Retail & Storage - Tenant Finish
Bruce Milyard

(2) ADDRESS 2818 1/2 NORTH AVE

(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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL Special Conditions Tenant only

Maximum Height _____

CENSUS _____ TRAFFIC _____ ANN# _____

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 Bruce Milyard Date 7-30-98

Department Approval Walter J. ... Date 7/30/98

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

Utility Accounting J. ... 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)