

FEE \$	5-
TCP \$	
SIF \$	



BLDG PERMIT NO. 66376

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

BLDG ADDRESS 2490 F. ROAD-Unit 7 TAX SCHEDULE NO. 2945-044-05001  
 SUBDIVISION PARKWEST SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION Tenant Finish Unit 7 2530 Sq. Ft.  
 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  
 (1) TELEPHONE 345-6145 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Constructors West, Inc USE OF EXISTING BLDGS Retail & Storage  
Bruce Miliard  
 (2) ADDRESS 3818 1/2 NORTH AVE DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 341-5457 Retail & Storage - Tenant finish

**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 finish 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 Miliard Date 7-30-98  
 Department Approval Wylie R. Miller Date 7/30/98

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