

FEE \$	5. -
TCP \$	-
SIF \$	-



BLDG PERMIT NO. _____

none req'd

PLANNING CLEARANCE *Comm*

~~(Single Family Residential and Accessory Structures)~~
Community Development Department

BLDG ADDRESS 621 Independent Ave TAX SCHEDULE NO. 2945-104-00-026

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 700

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 700

(1) OWNER Jeff Williams NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 1048 Independent Ave NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 0 THIS CONSTRUCTION

(1) TELEPHONE 245-7571 USE OF EXISTING BLDGS Shed / outhouse

(2) APPLICANT Jeff Williams DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS Same

(2) TELEPHONE _____ demo

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 C-2 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 Demo 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 Jeff Williams Date 9/10/98

Department Approval K. Valdez Date 9-10-98

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

Utility Accounting [Signature] Date 9/10/98

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)