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BLDG PERMIT NO. 65785

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

BLDG ADDRESS 2038 S. Grand Ave TAX SCHEDULE NO. 2945-121-10-0310
 SUBDIVISION McL SQ. FT. OF PROPOSED BLDG(S)/ADDITION C
 FILING _____ BLK _____ LOT 21 SQ. FT. OF EXISTING BLDG(S) 2,200
 (1) OWNER Sumner L. Winters NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 404 Country Club Dr NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 278-4034
 (2) APPLICANT Sumner L. Winters USE OF EXISTING BLDGS SF
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Interior remodel
 (2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all ropery 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 RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions Interior remodel only - no change in use
 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 [Signature] Date 6-22-98
 Department Approval [Signature] Date 6-22-98
 Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 35293-6692
 Utility Accounting [Signature] Date 6-22-98

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)