

FEE \$	5.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 67966/7

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

BLDG ADDRESS 949 & 965 P. TRIN TAX SCHEDULE NO. 2945-144-014-05⁴⁰

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

FILING _____ BLK _____ LOT 13, 14, 15, 16 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER MARVIN L. MILLER NO. OF DWELLING UNITS
 BEFORE: 3 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 835 25 Rd. Grand Junction NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT MARVIN L. MILLER USE OF EXISTING BLDGS Res

(2) ADDRESS 835 25 Rd. Grand Junction, Co. 81505 DESCRIPTION OF WORK AND INTENDED USE:
2 Demo Houses (2)

(2) TELEPHONE 970-242-1869

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 I-1 Maximum coverage of lot by structures _____

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

Side DEMO from PL Rear _____ from PL Special Conditions future development require a review process

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 Marvin Miller Date 11-20-98

Department Approval X. Valdez Date 11-20-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 525-775-525

Utility Accounting Chad Brown Date 11-20-98

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)