

FEE \$	5.00
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 07328

**PLANNING CLEARANCE**

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

BLDG ADDRESS 744 Reed Avenue TAX SCHEDULE NO. 2945-144-08-009  
 SUBDIVISION City of G. J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION DEMOLITION  
 FILING \_\_\_\_\_ BLK 93 LOT 23 SQ. FT. OF EXISTING BLDG(S) DEMOLITION  
 (1) OWNER 4SC PARTNERSHIP NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 0 THIS CONSTRUCTION  
 (1) ADDRESS 134 N. 6th STREET  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 9000 AFTER: 0 THIS CONSTRUCTION  
 (1) TELEPHONE (970) 245-4040  
 USE OF EXISTING BLDGS WHS SINGLE FAMILY RES.  
 (2) APPLICANT J. DYER CONST. INC. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 603 Reed Ave. DEMOC. EXISTING STRUCTURE.  
 (2) TELEPHONE (970) 245-8610

**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 B-3 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 Demolition  
 Maximum Height \_\_\_\_\_ CENSUS 2 TRAFFIC 41 ANNEX# \_\_\_\_\_

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 Jon K. Dyer Date 10/5/98

Department Approval B. Valdes Date 10-14-98

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

Utility Accounting K. Dur Date 10/14/98

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)