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TCP \$	—
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BLDG PERMIT NO. 69798

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	511 28 1/4 RD	TAX SCHEDULE NO.	2943-073-00-126
SUBDIVISION	—	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	—
FILING BLK	— LOT —	SQ. FT. OF EXISTING BLDG(S)	9200 sq ft
(1) OWNER	EIDEN BOH	NO. OF DWELLING UNITS BEFORE:	0 AFTER: 0 THIS CONSTRUCTION
(1) ADDRESS	511 28 1/4 RD	NO. OF BLDGS ON PARCEL BEFORE:	1 AFTER: 1 THIS CONSTRUCTION
(1) TELEPHONE	970 242-1369	USE OF EXISTING BLDGS	bingo hall
(2) APPLICANT	Same	DESCRIPTION OF WORK AND INTENDED USE:	REMODEL - MOVE / 2 RMS
(2) ADDRESS	—		
(2) TELEPHONE	—		

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-1	Maximum coverage of lot by structures	—
SETBACKS: Front	— from property line (PL)	Parking Req'mt	—
or	— from center of ROW, whichever is greater	Special Conditions	interior only
Side	— from PL	CENSUS	6
Rear	— from PL	TRAFFIC	28
Maximum Height	—	ANNX#	—

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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	E Boh	Date	3/9/99
Department Approval	Ronnie Edwards	Date	3-9-99
Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. —
Utility Accounting	K Duncan	Date	3/9/99

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)