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BLDG PERMIT NO. 68368

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1317 N. 3rd TAX SCHEDULE NO. 2945-113-~~68368~~ 17-007

SUBDIVISION Sherwood Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING — BLK 13 LOT 5 SQ. FT. OF EXISTING BLDG(S) 58x30-

(1) OWNER Bearheart & Clow NO. OF DWELLING UNITS
 BEFORE: — AFTER: — THIS CONSTRUCTION

(1) ADDRESS 1317 N. 3rd Grand Jct. CO
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Nick A. Lobato USE OF EXISTING BLDGS dental office

(2) ADDRESS 2489 S. Broadway DESCRIPTION OF WORK AND INTENDED USE: interior remodel-recharge in use

(2) TELEPHONE 256-0633

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-1

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

Side _____ from PL Rear _____ from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Parking Req'mt no change in use

Special Conditions interior only

CENSUS 4 TRAFFIC 34 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 Nick A. Lobato Date 1-12-99

Department Approval Ronnie Edwards Date 1-12-99

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

Utility Accounting R Dunbar Date 1/12/99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Green: Utility Accounting)