

FEE \$	5 ⁰⁰
TCP \$	NA
SIF \$	NA

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

BLDG PERMIT NO. 72713

Commercial Structure



Your Bridge to a Better Community

BLDG ADDRESS 248 S. 4th St. SQ. FT. OF PROPOSED BLDGS/ADDITION N/A

TAX SCHEDULE NO. 2945-143-28-991 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING — BLK 125 LOTS 25-32 NO. OF DWELLING UNITS:
 Before: — After: — this Construction

(1) OWNER Museum (CO. Sch. Dist. 51) NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 248 S. 4th St USE OF EXISTING BUILDINGS MUSEUM

(1) TELEPHONE — DESCRIPTION OF WORK & INTENDED USE INT. REMODEL

(2) APPLICANT ALPINE C.M., INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS 1111 SO. 12th ST. W, CO Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 245-2505

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-2 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear Interior remodel Parking Req't NA

Maximum Height _____ Special Conditions interior only

CENSUS _____ TRAFFIC _____ ANN# _____

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 [Signature] Date 11/03/99

Department Approval [Signature] Date 11/3/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kbunc</u>	Date	<u>11/3/99</u>

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)