

Commercial Remodel

BLDG PERMIT NO. 69084

Issued to 2074 1/2 Desert Hills Rd

FEE \$ 10.00
TCP \$ _____
SIF \$ _____



2068 Desert Hills Rd
2068 Desert Hills Rd

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

EW

BLDG ADDRESS ~~2074 1/2 Desert Hills Rd~~ 2068 Desert Hills Rd

TAX SCHEDULE NO. 2947-224-00-945

SUBDIVISION _____

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400

FILING BLK _____ LOT _____

SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER City of G-J

NO. OF DWELLING UNITS BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 1340 Gunnison Ave

NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 244 1542

USE OF EXISTING BLDGS RESTROOMS + Vending Machines

(2) APPLICANT Shawn Cooper

DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 1340 Gunnison Ave

(2) TELEPHONE 244 1542

RESTROOMS + Vending Bldg - Franco Corp

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 PZ

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or 65' from center of ROW, whichever is greater

Parking Req'mt _____

Side 10 from PL Rear 10 from PL
Maximum Height 65'

Special Conditions _____

CENSUS 1402 TRAFFIC 66 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 Shawn Cooper Date 3-10-99

Department Approval Richard M. Parker Date 3-10-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12009

Utility Accounting Richard M. Parker Date 3-10-99

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)