

FEE \$	102.5
TCP \$	
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BLDG PERMIT NO. 70004

Comm
7858-4888

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1260 Glenwood TAX SCHEDULE NO. 2045-123-19-977
 SUBDIVISION DeVoe Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0
 FILING BLK 1 LOT 21-22 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Mesa Developmental Serv. NO. OF DWELLING UNITS
 BEFORE: 4 AFTER: 4 THIS CONSTRUCTION
 (1) ADDRESS 950 grand Ave.
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT KD Construction USE OF EXISTING BLDGS res. group home.
 (2) ADDRESS 2385 Sayre Drive DESCRIPTION OF WORK AND INTENDED USE: convert
 (2) TELEPHONE 263-0867 garages to storage.

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 RMF-L4 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 interior model only
 Maximum Height _____ NCIU
 CENSUS 10 TRAFFIC 31 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 Kurt Young Date 5-6-99
 Department Approval [Signature] Date 5-6-99

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

Utility Accounting [Signature] Date 5/6/99

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)