

FEE \$	10.00
TCP \$	0
SIF \$	0



2nd OK issued in Sept.

BLDG PERMIT NO. 71987

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

14205-24780

GR

BLDG ADDRESS 2462 Industrial Blvd TAX SCHEDULE NO. 2945091-03-020

SUBDIVISION Durham Center Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 451

FILING BLK 1 LOT 13-16 SQ. FT. OF EXISTING BLDG(S) 5000

(1) OWNER Earl & Laura Elam NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 2462 Industrial Blvd.

(1) TELEPHONE (970) 243-8487 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT James R. Hoggans USE OF EXISTING BLDGS Commercial Shop + Office

(2) ADDRESS 2308 Interstate Ave. DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE (970) 245-3580 Storage bldg. for emission

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 0

SETBACKS: Front ~~25~~ from property line (PL) Parking Req'mt None
or 25 from center of ROW, whichever is greater

Side 0 from PL Rear 0 from PL Special Conditions _____
Maximum Height 40

CENSUS 4 TRAFFIC 10 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 James R. Hoggans Date 6-16-99

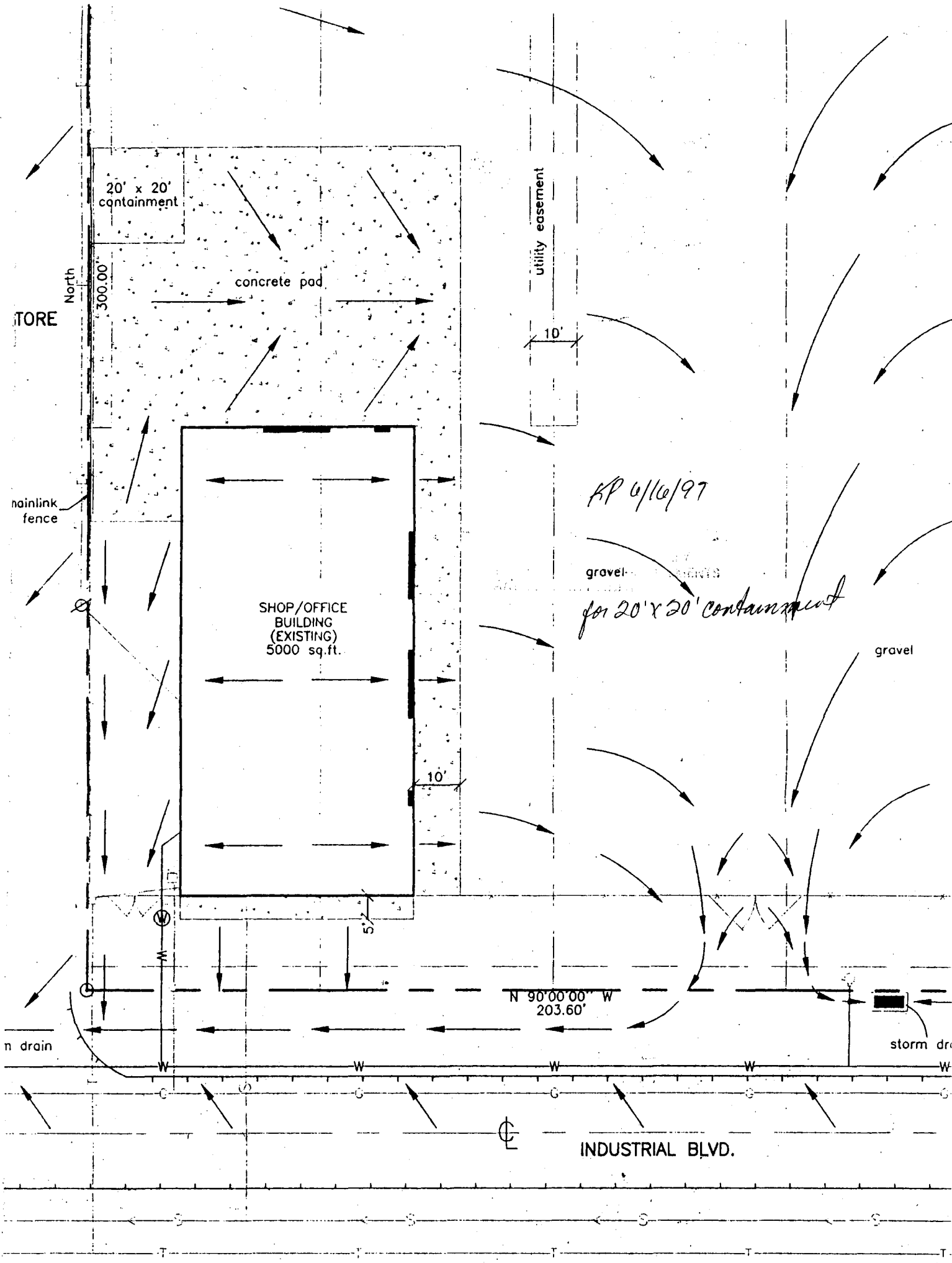
Department Approval Tommi Edwards Date 6-16-99

Additional water and/or sewer tap fee(s) are required, YES _____ NO W/O No. nothing in use

Utility Accounting Bothe Vanover Date 6-16-99

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)



EXISTING DRAINAGE PLAN

SCALE: 1"=20'

2462 Industrial Blvd.
 Lots 13-16 Durham Center Subdivision
 1.37 acres, Zoned C-2

