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|--------|-----------------|
| FEE \$ | 5 ⁰⁰ |
| TCP \$ | — |
| SIF \$ | — |



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|-----------------|-------|
| BLDG PERMIT NO. | 69149 |
|-----------------|-------|

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

64

| | | | |
|---------------|--------------------|---------------------------------------|------------------------------|
| BLDG ADDRESS | 724 UTE | TAX SCHEDULE NO. | 294544-29-017 |
| SUBDIVISION | City of GJ | SQ. FT. OF PROPOSED BLDG(S)/ADDITION | N/A |
| FILING BLK | 128 LOT 27/28 | SQ. FT. OF EXISTING BLDG(S) | N/A |
| (1) OWNER | ENSTROM CANDIES | NO. OF DWELLING UNITS BEFORE: | 1 AFTER: 0 THIS CONSTRUCTION |
| (1) ADDRESS | | NO. OF BLDGS ON PARCEL BEFORE: | 1 AFTER: 0 THIS CONSTRUCTION |
| (1) TELEPHONE | | USE OF EXISTING BLDGS | JAC |
| (2) APPLICANT | R.W. JONES CONSTR. | DESCRIPTION OF WORK AND INTENDED USE: | |
| (2) ADDRESS | 1880 K RD. | | |
| (2) TELEPHONE | 858-3396 | | DEMOLISH & REMOVE BLDG. |

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) | Parking Req'mt | |
| or | from center of ROW, whichever is greater | Special Conditions | Demo Only Any new construction will require further review & permits. |
| Side | from PL | Rear | from PL |
| Maximum Height | | CENSUS | 2 TRAFFIC 41 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 | <i>[Signature]</i> | Date | 3/10/99 |
| Department Approval | <i>[Signature]</i> | Date | 3/10/99 |
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <i>no taps in use</i> |
| Utility Accounting | <i>[Signature]</i> | 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)