

FEE \$	5.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 93150



Your Bridge to a Better Community

No Site plan Required

BLDG ADDRESS 540 WHITE AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2945-143-06-006 SQ. FT. OF EXISTING BLDGS 5,000 SQ FT.

SUBDIVISION Grand Junction TOTAL SQ. FT. OF EXISTING & PROPOSED 0

FILING — BLK — LOT — NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER B.D.B.T. L.L.C. NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 3768 HIGHWAY 82 USE OF EXISTING BUILDINGS OFFICE SPACE
GREENWOOD SPRINGS CO. 81601

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE INTERIOR REMODEL, EXISTING REST ROOM TO ADA.

(2) APPLICANT FIVTH'S CONSTRUCTION L.L.C. TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 3069 SWANHEIM CT. G.S. 81504

(2) TELEPHONE 523-1805

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 B-3 Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 0 from PL, Rear 0 from PL Parking Req'mt _____

Maximum Height 40' Special Conditions Interior Remodel only

CENSUS 7 TRAFFIC 34 ANNEX# _____

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 _____ Date 12/7/99

Department Approval [Signature] Date 12/7/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>47455-2057</u>
Utility Accounting <u>[Signature]</u>		Date <u>12/7/99</u>	Existing acct

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)