

FEE \$	N/C
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77599



Your Bridge to a Better Community

BLDG ADDRESS 2540 12th ST. SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2945-122-00-020 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION FAIRMOUNT TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING — BLK 11 LOT 16 NO. OF DWELLING UNITS:
 Before: 1 After: 0 this Construction

(1) OWNER Dillon Real Estate NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 0 this Construction

(1) ADDRESS 105 W COBRADO AV. USE OF EXISTING BUILDINGS — Residence

(1) TELEPHONE 241-0750 DESCRIPTION OF WORK & INTENDED USE demo

(2) APPLICANT M.A. CONCRETE CONST. INC TYPE OF HOME PROPOSED:
 ___ Site Built ___ Manufactured Home (UBC)
 ___ Manufactured Home (HUD)
 Other (please specify) Demo Only

(2) ADDRESS 2323 RIVER RD. G J.

(2) TELEPHONE 243-3221

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-1 Maximum coverage of lot by structures —

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

Side — from PL, Rear — from PL Parking Req'mt —

Maximum Height — Special Conditions demo only

CENSUS 6 TRAFFIC 28 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 [Signature] Date 11-6-00

Department Approval [Signature] Date 11-6-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/6/00</u>		

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)