

|        |                 |
|--------|-----------------|
| FEE \$ | 5 <sup>00</sup> |
| TCP \$ | —               |
| SIF \$ | —               |

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 77600



Your Bridge to a Better Community

BLDG ADDRESS 2618 12<sup>th</sup> STREET SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2945-122-00-142 SQ. FT. OF EXISTING BLDGS —

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

FILING — BLK 11 LOT 4 NO. OF DWELLING UNITS:

(1) OWNER Dillon Real Estate Before: 1 After: 0 this Construction

(1) ADDRESS 105 W. OSORNO AV NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241-0750 Before: 1 After: 0 this Construction

(2) APPLICANT MA. CONCRETE CONSTRUCTION INC. USE OF EXISTING BUILDINGS Residence

(2) ADDRESS 2323 RIVER PL. 6-D. DESCRIPTION OF WORK & INTENDED USE demo

(2) TELEPHONE 243-3221 TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) demo

**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)  
or — from center of ROW, whichever is greater

Permanent Foundation Required: YES — NO

Side — from PL, Rear — from PL

Parking Req'mt —

Maximum Height —

Special Conditions demo only

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

Department Approval [Signature] Date 11-6-00

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