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

BLDG PERMIT NO. 74617



Your Bridge to a Better Community

*no site plan required*

BLDG ADDRESS 1007 N. 7th SQ. FT. OF PROPOSED BLDGS/ADDITION 1000 sq ft  
 TAX SCHEDULE NO. 2945-141-01-004 SQ. FT. OF EXISTING BLDGS 3000 sq ft  
 SUBDIVISION Grand Junction TOTAL SQ. FT. OF EXISTING & PROPOSED 4000 sq ft  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) OWNER Bray + Co  
 (1) ADDRESS 1007 N. 7th  
 (1) TELEPHONE 242-3647  
 USE OF EXISTING BUILDINGS OFFICE  
 (2) APPLICANT LGD Construction  
 DESCRIPTION OF WORK & INTENDED USE Remodel +  
 (2) ADDRESS 2315 Hall Ave  
 TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_  
 (2) TELEPHONE 216-8550

**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 \_\_\_\_\_ 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 Interior Remodel  
 CENSUS 5 TRAFFIC 33 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 \_\_\_\_\_  
 Department Approval [Signature] Date 4/5/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE IN USE</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/5/00</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)