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TCP \$	—
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COMM PLANNING CLEARANCE

BLDG PERMIT NO. 75133

(Single Family Residential and Accessory Structures)

Community Development Department



EX

Your Bridge to a Better Community

Develop Discount 856 ltr - blacktop storage w gang way

BLDG ADDRESS 223 S. 9th St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1500 #

TAX SCHEDULE NO. 2945-144-28-017 SQ. FT. OF EXISTING BLDGS 4,000 #

SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING N/A BLK 129 LOT 1788 & 19 NO. OF DWELLING UNITS:
 Before: — After: — this Construction

(1) OWNER Richard Owens NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 3174 1/2 Bookcliff Ave USE OF EXISTING BUILDINGS retail/shops

(1) TELEPHONE 434-8153/256-7743 DESCRIPTION OF WORK & INTENDED USE storage only

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS Same

(2) TELEPHONE _____

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 ~~35'~~ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or 55' from center of ROW, whichever is greater

Side 0' from PL, Rear 0' from PL Parking Req'mt no change

Maximum Height 40' Special Conditions no utilities - storage only

CENSUS 2 TRAFFIC 41 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 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 Bonnie Edwards (Pat Cecil) Date 1-30-00

Department Approval Richard Owens Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>2/1/00</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)

FEB 1 2000

223 S. 9th St.

(am) Home 434-8153

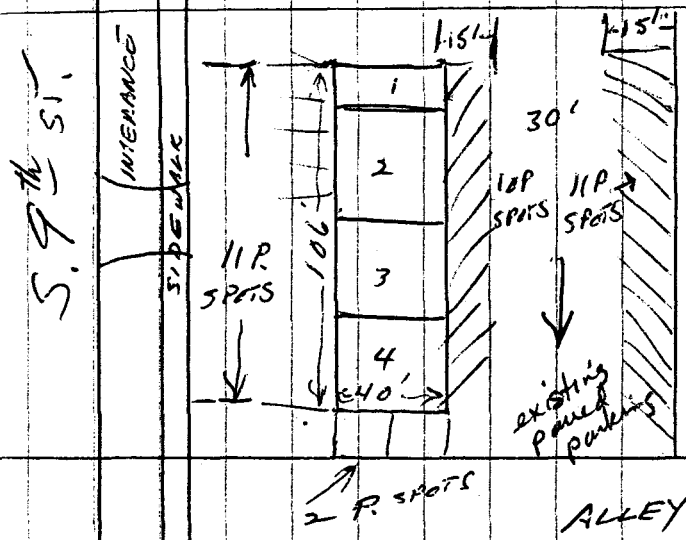
Shop - 256-7743

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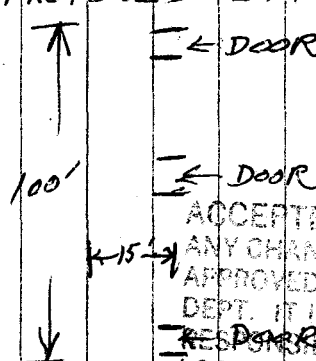
WOULD LIKE DRIVE WAY INTERANCE OFF UTE PARKING LOT IS DEEDED SEPERATLY FROM SHOPING CENTER AND IS TECHNICALLY UNLOCKED EXCEPT FROM ALLEY

5 LOTS (25')

SIDEWALK



PROPOSED EXTRA STORAGE AREA



ACCEPTED *Ronnie 2/1/00*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SHOPPING CENTER ADDRESSES	
223 S. 9th	} PARCEL # 2945-144-28-017
225 S. 9th	
227 S. 9th	
229 S. 9th	
PARKING LOT IS 856 UTE	
PARCEL # 2945-144-28-016	

- 1 - VAC SHOP DISPLAY AREA 300 sq ft. - SHOP 300 sq ft.
- 2 - APPLIANCE STORE 900 sq ft. - SHOP 500 sq ft.
- 3 - BEAUTY SHOP WORK AREA 800 sq ft. - OFFICE & STORAGE 200 sq ft.
- 4 - PRINT SHOP CUSTOMER AREA 200 sq ft. - 800 sq ft. WORK AREA

N.