

FEE \$	500
TCP \$	—
SIF \$	—

# Commercial Remodel

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG PERMIT NO. 74443



Your Bridge to a Better Community

BLDG ADDRESS 73 10150 Ave SQ. FT. OF PROPOSED BLDGS/ADDITION N/A

TAX SCHEDULE NO. 2945-131-03-002 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Tellar Arms TOTAL SQ. FT. OF EXISTING & PROPOSED N/A

FILING \_\_\_\_\_ BLK 1 LOT 213

(1) OWNER Tom Kelly 933AM NO. OF DWELLING UNITS:  
 Before: — After: — this Construction

(1) ADDRESS 1131 N19th NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) TELEPHONE 243-1925 USE OF EXISTING BUILDINGS Retail

(2) APPLICANT Lee Adams DESCRIPTION OF WORK & INTENDED USE Inter. Rem.

(2) ADDRESS 3755 N Ave TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) TB

(2) TELEPHONE 243-4012

**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  
 Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Parking Req'mt \_\_\_\_\_

Special Conditions Int. Rem. NCIU

CENSUS 7 TRAFFIC 38 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 20 MAR 00

Department Approval [Signature] Date 3-22-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>3/22/00</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)