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COMM

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 731037



OK

Your Bridge to a Better Community

VR-1999-083

BLDG ADDRESS 741, 747, & 755 Colo SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 219⁵⁰ 8TH 245-144-29-011-010-012 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Grand Junction TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER ENSTRUMS CANDIES Before: _____ After: _____ this Construction

(1) ADDRESS _____ NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 242-1655 Before: _____ After: _____ this Construction

(2) APPLICANT R.W. Jones Constr. USE OF EXISTING BUILDINGS _____

(2) ADDRESS 1880 K Rd. DESCRIPTION OF WORK & INTENDED USE DEMOLITION

(2) TELEPHONE 858-3396 TYPE OF HOME PROPOSED:

_____ Site Built _____ Manufactured Home (UBC)

_____ Manufactured Home (HUD)

_____ Other (please specify) _____

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 _____ 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 VAR-1999-155
VR-1999-083

CENSUS 2 TRAFFIC 41 ANNEX# _____

no re-construction until Site Plan Review Process is accomplished

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 1/5/00

Department Approval Ronnie Edwards Date 1-5-00

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>1-5-00</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)