

FEE \$	_____
TCP \$	5,700
SIF \$	_____

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

? drainage fee?
BLDG PERMIT NO. 75024



Your Bridge to a Better Community

BLDG ADDRESS 3093 E 1/4 Road SQ. FT. OF PROPOSED BLDGS/ADDITION 2880 ft² ea x 2
TAX SCHEDULE NO. 2943-094-77-002 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION 31 Road Business Park TOTAL SQ. FT. OF EXISTING & PROPOSED 5760 ft²
FILING _____ BLK _____ LOT 2 NO. OF DWELLING UNITS:
Before: 0 After: 0 this Construction
(1) OWNER Weld County Division of Human Services NO. OF BUILDINGS ON PARCEL
Before: 0 After: 2 this Construction
(1) ADDRESS 1551 N. 17th Ave Greeley CO 80632 USE OF EXISTING BUILDINGS NA
(1) TELEPHONE 970/353-3800 DESCRIPTION OF WORK & INTENDED USE Nursery School
(2) APPLICANT Merritt Sixbey / Merritt Construction Inc TYPE OF HOME PROPOSED:
(2) ADDRESS 1420 Motor Street _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 970/245-8610 _____ 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-1 Maximum coverage of lot by structures N/A
SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater
Side 0 from PL, Rear 0 from PL Parking Req'mt 2
Maximum Height 40' Special Conditions _____
CENSUS 8 TRAFFIC 53 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 3-27-00
Department Approval [Signature] Date 5/18/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Pattie Vanover</u>		Date <u>6-12-00</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)