

FEE \$	<u>0</u>
TCP \$	<u>0</u>
SIF \$	<u>0</u>

# PLANNING CLEARANCE

BLDG PERMIT NO. 76247

~~(Single Family Residential and Accessory Structures)~~ Commercial  
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2532 F Road <sup>Units</sup> 9-16 SQ. FT. OF PROPOSED BLDGS/ADDITION 19,000-9,500

TAX SCHEDULE NO. 2945-033-11-004 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Foresight Park For Industry TOTAL SQ. FT. OF EXISTING & PROPOSED 19,000-9,500

FILING 2 BLK 3 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 16 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 2 this Construction

(1) OWNER Wylie R. Miller USE OF EXISTING BUILDINGS N/A

(1) ADDRESS 2681 Mazatlan Dr. DESCRIPTION OF WORK & INTENDED USE General Office  
1st Phase of 16 units in 2 Bldg.  
 TYPE OF HOME PROPOSED: OFFICE - 9500   
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(1) TELEPHONE 245-6145

(2) APPLICANT Wylie R. Miller

(2) ADDRESS 2681 Mazatlan Dr.

(2) TELEPHONE 245-6145

**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 I-1 <sup>FAR</sup> Maximum coverage of lot by structures 200

SETBACKS: Front 15 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5 from PL, Rear 10 from PL Parking Req'mt Per Plan

Maximum Height 40 Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 24 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).

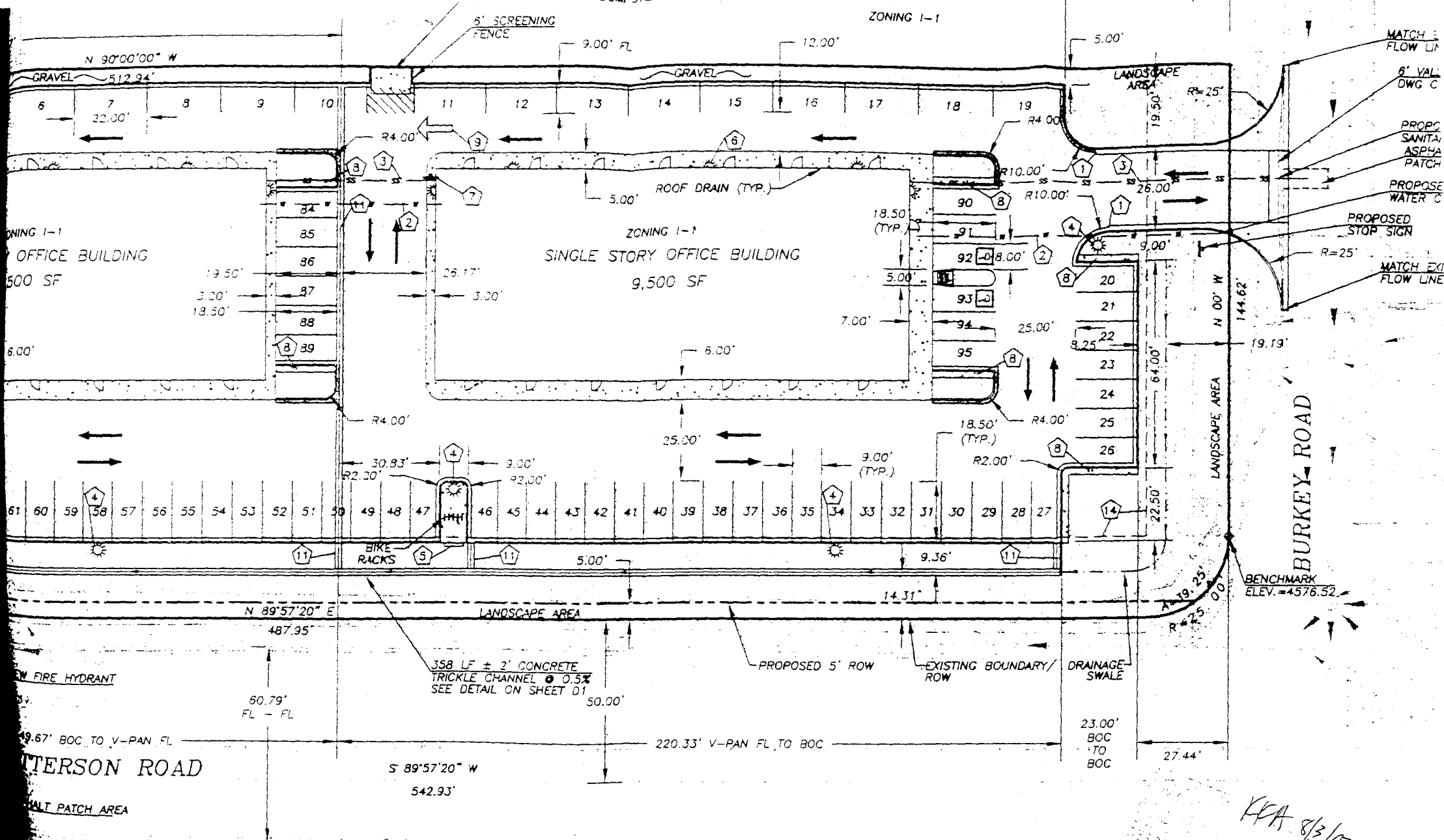
Applicant Signature Wylie R. Miller Date 5/31/00

Department Approval [Signature] Date 8/3/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/G No. <u>13298</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8/3/00</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)



KCA 8/3/00

THE ENGINEER HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORDANCE WITH THE CITY OF DENVER PLANNING AND ZONING ORDINANCES AND PROPERTY LINES.