

FEE \$ 5.00
TCP \$ _____

BLDG PERMIT NO. 74285

34
 Commercial Remodel
PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2382 LELAND AVE TAX SCHEDULE NO. 2945-054-01-007
GRAND JUNCTION, CO 81505
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION Ø
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 4000 ±
 (1) OWNER WHITE CAP NO. OF DWELLING UNITS
 BEFORE: Ø AFTER: Ø THIS CONSTRUCTION
 (1) ADDRESS _____
 (1) TELEPHONE 245-6787 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT CUI-CONST. UNLIMITED USE OF EXISTING BLDGS BLDG / MATL SALES
333 WILLOW BEND RD
 (2) ADDRESS WHITEWATER, CO 81527 DESCRIPTION OF WORK AND INTENDED USE: REPAIR
 (2) TELEPHONE 242-8233 INTERIOR NON-BEARING WALLS
NO ELECTRICAL OR PLUMBING WORK

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions Interior Remodel only
 Maximum Height _____ "no site plan required"
 CENSUS TRACT 9 TRAFFIC ZONE 6

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Bob Whittier Date 10 APRIL 00
 Department Approval Michelle Aragon Date 4/10/00

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. NO CHANGE IN USE
 Utility Accounting Li Bensley Date 4/10/00

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)