

FEE \$	5 <sup>00</sup>
TCP \$	0
SIF \$	0

(24)  
**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 74887



Your Bridge to a Better Community

BLDG ADDRESS 443 MAIN ST SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_  
 TAX SCHEDULE NO. 2945-143-21-009 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION CITY OF GRAND JUNCTION TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK 118 LOT 33 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) OWNER LYNN A SCHMIDT NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS P.O. BOX 10476 J. 81502 USE OF EXISTING BUILDINGS RETAIL  
 (1) TELEPHONE (970) 679-2787 DESCRIPTION OF WORK & INTENDED USE TENANT FINISH  
 (2) APPLICANT ROTH'S CONSTRUCTION TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3069 SUNBEAM CT. G.J. 81504 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE (970) 523-1805 \_\_\_\_\_ 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 B-3 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 Int. Rem NCIU  
 CENSUS 1 TRAFFIC 42 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 [Signature] Date 04/18/00  
 Department Approval [Signature] Date 4/18/00

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>4/18/00</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)