

FEE \$	5.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 73421



24

Your Bridge to a Better Community

BLDG ADDRESS 741 NORTH AVE SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-142-01-007 SQ. FT. OF EXISTING BLDGS 2500

SUBDIVISION NA TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER MARK ~~XXXXXXXXXX~~ GAMBLE NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2473 COMMERCE BLVD USE OF EXISTING BUILDINGS DERMAGRAPHIC STUDIO

(1) TELEPHONE 242-5248 DESCRIPTION OF WORK & INTENDED USE BUSINESS

(2) APPLICANT JASON BRAHAM TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 909 ELM AVE

(2) TELEPHONE 243-7248

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 _____

CENSUS 43 TRAFFIC 35 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 JASON BRAHAM Date 1-3-00

Department Approval Kevin L. Anderson Date 1/3/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. Temp No chg in eqpt/use
Utility Accounting	<u>Ch Marshall Cole</u>		Date <u>1/3/00</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)