

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

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

BLDG PERMIT NO. 73689



Your Bridge to a Better Community

[Handwritten signature]

BLDG ADDRESS 442 SOUTH AVE SQ. FT. OF PROPOSED BLDGS/ADDITION NONE

TAX SCHEDULE NO. 2945-14339-015 SQ. FT. OF EXISTING BLDGS 953

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 953

FILING _____ BLK 147 LOT 22 NO. OF DWELLING UNITS:

(1) OWNER SCOTTY INVESTMENTS, LLP Before: 1 After: 0 this Construction

(1) ADDRESS 815 25 ROAD NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970-245-0101 Before: 1 After: 0 this Construction

(2) APPLICANT WILLIAM SHUMAN / ROOSEVELT USE OF EXISTING BUILDINGS TO BE DEMOLISHED & REMOVED

(2) ADDRESS 815 25 RD DESCRIPTION OF WORK & INTENDED USE DUPLICATE

(2) TELEPHONE 970 245-0101 TYPE OF HOME PROPOSED:

_____ Site Built _____ Manufactured Home (UBC)

_____ Manufactured Home (HUD)

_____ Other (please specify) NONE

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

Maximum coverage of lot by structures —

SETBACKS: Front _____ from property line (PL)
 or 25' from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO

Side 0' from PL, Rear 0' from PL

Parking Req'mt _____

Maximum Height 65'

Special Conditions _____

CENSUS 3 TRAFFIC 42 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 1/25/00

Department Approval [Signature] Date 1-25-00

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting [Signature] Date 1/25/00

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)