

FEE \$	500
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 78245/78244



Your Bridge to a Better Community

BLDG ADDRESS 2139 & 2205 N. 12 1/2 St SQ. FT. OF PROPOSED BLDGS/ADDITION -

TAX SCHEDULE NO. 2945-111-00-081 SQ. FT. OF EXISTING BLDGS -

SUBDIVISION none TOTAL SQ. FT. OF EXISTING & PROPOSED -

FILING - BLK - LOT - NO. OF DWELLING UNITS:
 Before: 1 After: 0 this Construction

(1) OWNER Wylie R. Miller NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 0 this Construction

(1) ADDRESS 798 Jordanna Road USE OF EXISTING BUILDINGS Residences

(1) TELEPHONE 970-245-6145 DESCRIPTION OF WORK & INTENDED USE Demo only -

(2) APPLICANT Same TYPE OF HOME PROPOSED: Site plan review
required for reconstruction

(2) ADDRESS Same Site Built Manufactured Home (UBC)

(2) TELEPHONE Same Manufactured Home (HUD)
 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 R-O Maximum coverage of lot by structures -

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

Side _____ from PL, Rear _____ from PL
 Parking Req'mt _____

Maximum Height _____ Special Conditions DEMO ONLY

CENSUS 4 TRAFFIC 27 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 Wylie R. Miller Date 1/5/01

Department Approval Ronnie Edwards Date 1-5-01

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>Demo only</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>1/5/01</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)