

FEE \$	5.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80798



Your Bridge to a Better Community

AC original in file

BLDG ADDRESS 1110 Nth 6th St SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2945-113-25-004 SQ. FT. OF EXISTING BLDGS business 2000 to approx 2000 + 3500 sq - office

SUBDIVISION Bozgo Minor Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED demo bldg = 13,800 sq

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

(1) OWNER Terry Bozgo NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 0 this Construction

(1) ADDRESS 604 Mill Avenue USE OF EXISTING BUILDINGS vacant bowling alley

(1) TELEPHONE 261-4762 DESCRIPTION OF WORK & INTENDED USE demo bldg.

(2) APPLICANT Taylor Constructors TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) Other (please specify) Demo Only

(2) ADDRESS 2487 Industrial Blvd.

(2) TELEPHONE 257-0350

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-1 Maximum coverage of lot by structures —

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

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

Maximum Height N/A Special Conditions No site improvements until approved review

* SPR-2000-077 CENSUS 4 TRAFFIC 34 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 Jaylan K. Taylor Date 7-18-01

Department Approval Bonnie Edwards Date 7-18-01

Additional water and/or sewer tap fees are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Demolish only</u>
Utility Accounting <u>D Vanover</u>	Date <u>7-18-01</u>		<u>no for improv</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)