

FEE \$ ~~10.00~~ 5.00
 TCP \$
 SIF \$



BLDG PERMIT NO. 78416

SPR-2000-110

PAID
 JAN 23 2001
 KH

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

BLDG ADDRESS 2532 F. Road - ^{unit} 718 TAX SCHEDULE NO. 2945-033-11-004
 SUBDIVISION Foresight Office Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2632
 FILING 2 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) 9500
 (1) OWNER Wylie R. Miller NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 798 Jordanna
 (1) TELEPHONE 245-6145 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Constructors West, Inc. USE OF EXISTING BLDGS General Office
 (2) ADDRESS 2818 1/2 North Ave DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 241-5457 Insult Finish

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-0 Maximum coverage of lot by structures N/A
 SETBACKS: Front 15' from property line (PL) Parking Req'mt per site plan
 or _____ from center of ROW, whichever is greater Special Conditions No site plan required
 Side 15' from PL Rear 25' from PL
 Maximum Height 40
 CENSUS 10 TRAFFIC 24 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Katy Zambrano Date 1-23-01
 Department Approval Faye Gibson Date 1-23-01

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting KH Date 1/23/01

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)