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FEE \$	10.00
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 75258



Your Bridge to a Better Community

BLDG ADDRESS 2316 Interstate Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 967
 TAX SCHEDULE NO. 2701-323-02-007 SQ. FT. OF EXISTING BLDGS 6000
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 6096
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER United Rentals NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2316 Interstate Ave USE OF EXISTING BUILDINGS Rental/retail
 (1) TELEPHONE 970-245-3400 DESCRIPTION OF WORK & INTENDED USE Compressor pressure washed
 (2) APPLICANT SIB Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) shed
 (2) TELEPHONE _____

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 2.0 FAR
 SETBACKS: Front 15 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5 from PL, Rear 10 from PL Parking Req'mt NA
 Maximum Height 40 Special Conditions _____
 CENSUS 9 TRAFFIC 6 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 [Signature] Date 1/8/01
 Department Approval [Signature] Date 1/8/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>		Date <u>1/8/01</u>	

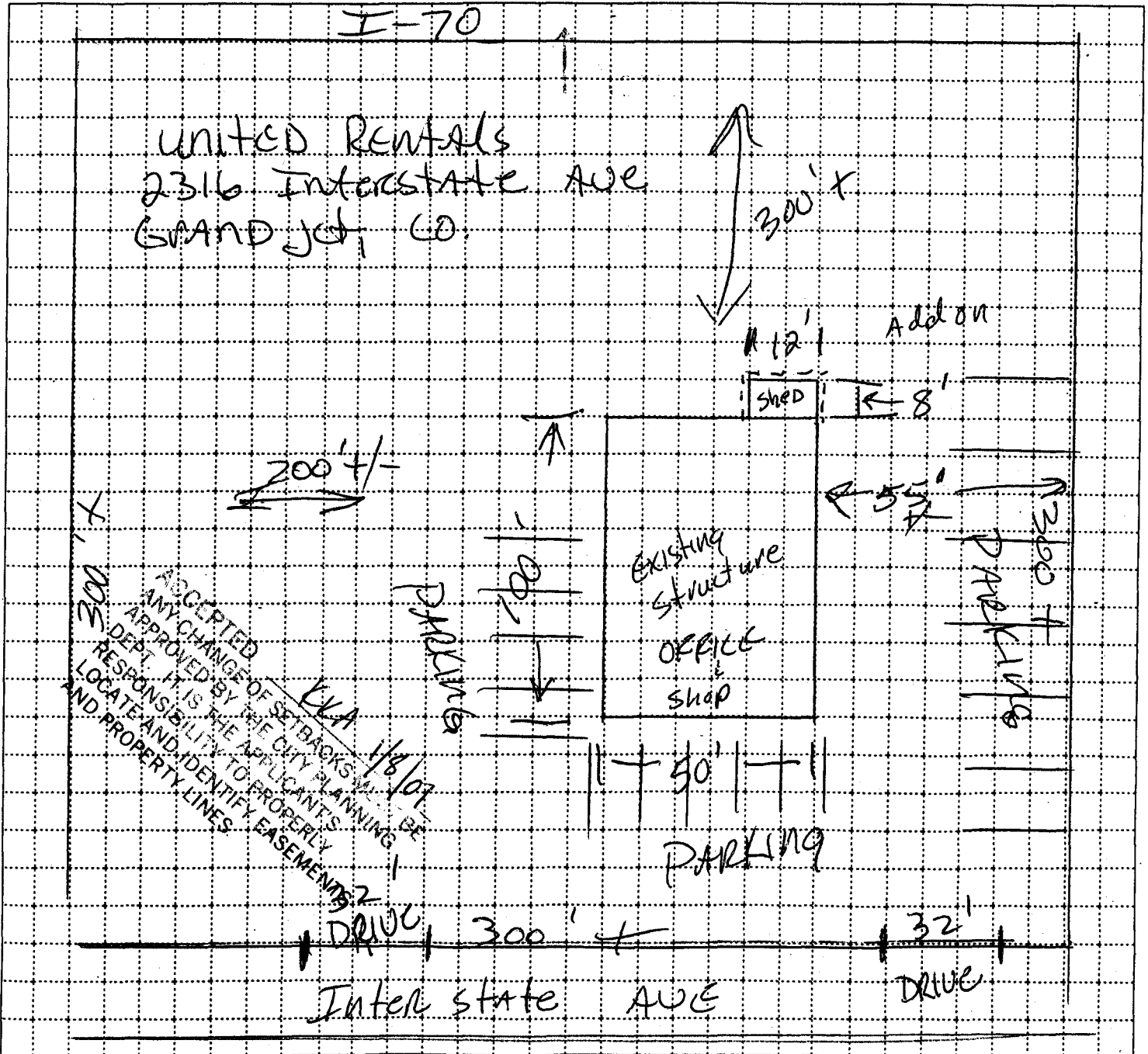
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

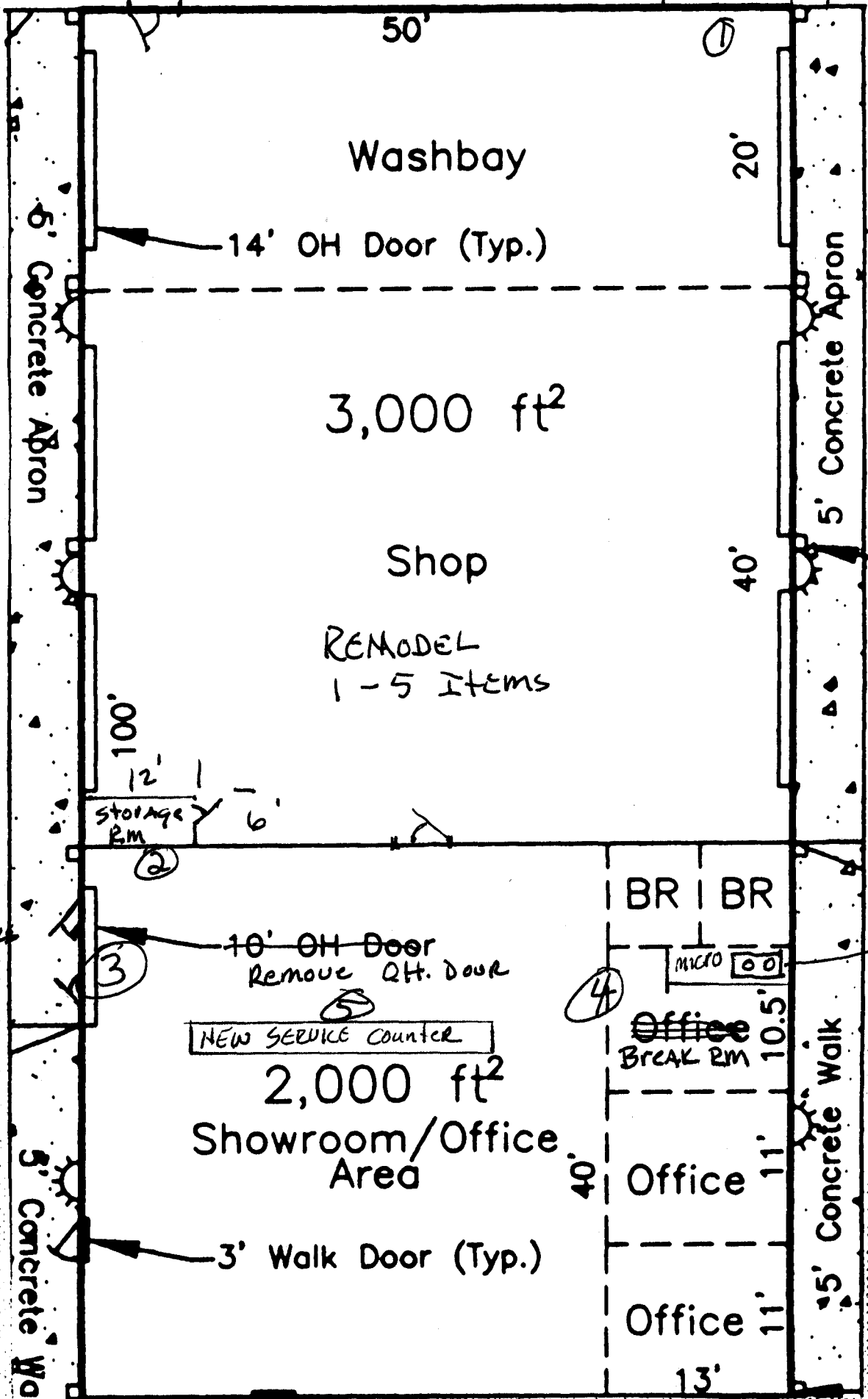
1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.



☐ - Pressure Washer

Concrete Floor



NEW WALK Through Door

new Sink