

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 80595



Your Bridge to a Better Community

BLDG ADDRESS 2830 NORTH AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2943-073-17-001 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Eastgate Shopping Center SQ. FT. OF EXISTING & PROPOSED 0

FILING \_\_\_\_\_ BLK 1 LOT \_\_\_\_\_ NO. OF DWELLING UNITS:

(1) OWNER CITY MARKET INC Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 105 W. COLORADO AVE NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970 241 0750 Before: 1 After: 1 this Construction

(2) APPLICANT MARK YOUNG CONST USE OF EXISTING BUILDINGS TEMP CONST

(2) ADDRESS 155 N. COLLEGE DR. 220 TYPE OF HOME PROPOSED: Demo

(2) TELEPHONE CELL 970 566 7496  Other (please specify) TEMP PHARMACY TRAILER

**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 N/A

SETBACKS: Front 15' from property line (PL)  
or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 0 from PL, Rear 10' from PL

Parking Req'mt \_\_\_\_\_

Maximum Height 40'

Special Conditions No Interior Remodeling until

SPE Approval \_\_\_\_\_ CENSUS 10 TRAFFIC 30 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 8/15/07  
Department Approval [Signature] Date 9/10/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Kate Holt</u>	Date	<u>7/6/07</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)

