

FEE \$	5.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80857

AC



Your Bridge to a Better Community

BLDG ADDRESS 2846 NORTH AVE SQ. FT. OF PROPOSED BLDGS/ADDITION

TAX SCHEDULE NO. 2943-073-00-223 SQ. FT. OF EXISTING BLDGS

SUBDIVISION TOTAL SQ. FT. OF EXISTING & PROPOSED

FILING BLK LOT NO. OF DWELLING UNITS:
 Before: 2 After: 0 this Construction

(1) OWNER Ray Tiwan NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 0 this Construction

(1) ADDRESS 1530 NORTH AVE USE OF EXISTING BUILDINGS Office

(1) TELEPHONE 242-8131 DESCRIPTION OF WORK & INTENDED USE Demo only

(2) APPLICANT Melvin Weaver TYPE OF HOME PROPOSED:
 ~~Site Built~~ Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) Demo

(2) ADDRESS Box 1964 G.J. CO 81501

(2) TELEPHONE (970) 260-6024

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

Side 0' from PL, Rear 10' from PL Parking Req'mt

Maximum Height 40' Special Conditions Demo only no other construction

CENSUS TRAFFIC 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 Sance Haysbell Date 7-25-07

Department Approval Aisha Hagon Date 7/25/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing 1 EQW</u>
Utility Accounting <u>Kathleen</u>	Date <u>7/25/07</u>		<u>perm # 4286</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)