

FEE \$	5.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 82436



Your Bridge to a Better Community

AP

BLDG ADDRESS 530 (514) DURAY SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-142-32-016 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION MESA COUNTY Public LIBRARY TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 60 LOTS 29430 NO. OF DWELLING UNITS: _____

(1) OWNER MESA COUNTY Public LIBRARY Before: _____ After: _____ this Construction

(1) ADDRESS _____ NO. OF BUILDINGS ON PARCEL _____

(1) TELEPHONE _____ Before: _____ After: _____ this Construction

(2) APPLICANT M.A. CONCRETE CONST INC. USE OF EXISTING BUILDINGS Demo Building

(2) ADDRESS 2323 RIVER ROAD DESCRIPTION OF WORK & INTENDED USE _____

(2) TELEPHONE 243-3221 TYPE OF HOME PROPOSED: _____

_____ Site Built _____ Manufactured Home (UBC)

_____ Manufactured Home (HUD)

_____ Other (please specify) _____

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 about the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE B-1 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____

or _____ from center of ROW, whichever is greater

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

Maximum Height _____ Special Conditions _____

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 Gary Ingraham Date 11/21/01

Department Approval Pat Bushman Date 11-21-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>514 Duray</u>
Utility Accounting <u>Kate Elsberry</u>		Date <u>11/22/01</u>	<u>Piem # 61368</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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