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

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

BLDG ADDRESS 501 CHAPETA AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 0
TAX SCHEDULE NO. 2945 142 32 001 SQ. FT. OF EXISTING BLDGS 2000
SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED 0
FILING — BLK — LOT — NO. OF DWELLING UNITS:
Before: 2 After: 0 this Construction
(1) OWNER MUSA MOTORS INC NO. OF BUILDINGS ON PARCEL
Before: 1 After: 0 this Construction
(1) ADDRESS 949 MAIN ST, DELTA USE OF EXISTING BUILDINGS RENTALS
(1) TELEPHONE 970 874 6820 DESCRIPTION OF WORK & INTENDED USE DEMO BLDG
(2) APPLICANT DAVID WARD TYPE OF HOME PROPOSED:
(2) ADDRESS PO BOX 4183 GJ CO 81502 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 970 245-4598 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 abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8 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 Demo only
CENSUS _____ TRAFFIC _____ 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 David Ward Date 8-27-02
Department Approval Gayle Henderson Date 8-27-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>Demolish only</u>
Utility Accounting	<u>CMW</u>	Date <u>8/28/02</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)