

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 84726



Your Bridge to a Better Community

BLDG ADDRESS 605 Grand SQ. FT. OF PROPOSED BLDGS/ADDITION 630

TAX SCHEDULE NO. 2945-143-06-20 SQ. FT. OF EXISTING BLDGS 3,200

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2600

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

(1) OWNER Caleb Boutilier NO. OF BUILDINGS ON PARCEL  
 Before: 3 After: 2 this Construction

(1) ADDRESS 605 Grand Ave USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 263-8671 DESCRIPTION OF WORK & INTENDED USE demo only  
for garage to use space for parking.

(2) APPLICANT Caleb Boutilier TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2845 Kennedy Ave

(2) TELEPHONE 245-9529

**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 B-2 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15/25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 0/0 from PL, Rear 0/0 from PL Parking Req'mt \_\_\_\_\_

Maximum Height 65' Special Conditions \_\_\_\_\_

CENSUS 3 TRAFFIC 42 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 Caleb Boutilier Date 5/23/02

Department Approval C. Faye Johnson Date 5/23/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>(1 Bensusley)</u>		Date <u>5/23/02</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)