

FEE \$ <u>5.00</u>
TCP \$ <u>/</u>
SIF \$ <u>/</u>

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

BLDG PERMIT NO. 83209



Your Bridge to a Better Community

BLDG ADDRESS 928 Kimball Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 500

TAX SCHEDULE NO. 2945-231-13-011 SQ. FT. OF EXISTING BLDGS 500

SUBDIVISION BENTON CANNON 1<sup>st</sup> SUB. TOTAL SQ. FT. OF EXISTING & PROPOSED -0-

FILING \_\_\_\_\_ BLK 12 LOT 28 & 29 NO. OF DWELLING UNITS:  
 Before: 1 After: 0 this Construction

(1) OWNER ELAN CONST., INC. NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 0 this Construction

(1) ADDRESS 1225 So. 7th St. City USE OF EXISTING BUILDINGS Vacant S.F.

(1) TELEPHONE 242-5370 DESCRIPTION OF WORK & INTENDED USE Demo.

(2) APPLICANT Above Sugi. TYPE OF HOME PROPOSED: NA  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS Above

(2) TELEPHONE Above

**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 I-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 Demo only

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 [Signature] Date 02/11/02

Department Approval [Signature] Date 2-11-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>2/11/02</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)