

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. 83210



BLDG ADDRESS 930 Kimball SQ. FT. OF PROPOSED BLDGS/ADDITION ~~550~~
 TAX SCHEDULE NO. 2945-231-13-016 SQ. FT. OF EXISTING BLDGS 650
 SUBDIVISION Benton Cannon 1st Sub TOTAL SQ. FT. OF EXISTING & PROPOSED -0-
 FILING _____ BLK 12 LOT 27 NO. OF DWELLING UNITS:
 Before: 1 After: 0 this Construction
 (1) OWNER ELAM CONST., INC. NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 0 this Construction
 (1) ADDRESS 1225 So. 7th City USE OF EXISTING BUILDINGS Vacant/SF
 (1) TELEPHONE 242-5370 DESCRIPTION OF WORK & INTENDED USE DEMO.
 (2) APPLICANT Above Suzi. TYPE OF HOME PROPOSED: NA
 (2) ADDRESS Above _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE Above _____ 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 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)