

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

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

BLDG PERMIT NO. 83654



Your Bridge to a Better Community

BLDG ADDRESS 719 Pitkin SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_  
 TAX SCHEDULE NO. 2945-144-43004 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Grand Junction TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK 150 LOT 8-10 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Hilda Landeros NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE 640-0323 USE OF EXISTING BUILDINGS Empty  
 (2) APPLICANT Pyramid con DESCRIPTION OF WORK & INTENDED USE Interior Demolition  
 (2) ADDRESS 3208 E 1/2 rd TYPE OF HOME PROPOSED: only  
 (2) TELEPHONE 434 9558 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) to co stand

**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 C-1 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 15 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 40' Special Conditions Int. Demo Only  
 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 Mark Shober Date 3/18/02  
 Department Approval C. Faye Johnson Date 3/18/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Demo only</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>3/18/02</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)