

FEE \$	5.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 88410



Your Bridge to a Better Community

BLDG ADDRESS 633 24rd. SQ. FT. OF PROPOSED BLDGS/ADDITION _____
 TAX SCHEDULE NO. 2945-054-00-071 SQ. FT. OF EXISTING BLDGS 1500
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1500
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 2 After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) OWNER Reimer Development
 (1) ADDRESS _____
 (1) TELEPHONE _____
 (2) APPLICANT Ben David Excavating
 (2) ADDRESS 550 32rd
 (2) TELEPHONE 434 8190
 USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE Demo
 TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ 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 C-2 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 _____
 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 [Signature] Date 3-3-03
 Department Approval [Signature] Date 3/6/03

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>[Signature]</u>		Date <u>3-6-03</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)