

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88706



Your Bridge to a Better Community

BLDG ADDRESS 1041 N. 7th Street SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-141-01-002 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION N/A TOTAL SQ. FT. OF EXISTING & PROPOSED 1,000

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER Jean L Bray Before: _____ After: _____ this Construction

(1) ADDRESS _____ NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE _____ Before: _____ After: _____ this Construction

(2) APPLICANT Accurate Constr. & Exc. USE OF EXISTING BUILDINGS demo only

(2) ADDRESS 794 2534 Road G) 81505 DESCRIPTION OF WORK & INTENDED USE _____

(2) TELEPHONE 256-7470 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-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

Maximum Height _____

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 3-24-03

Department Approval Dayleen Henderson Date 3-24-03

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>3/24/03</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)