

FEE \$	10.00
TCP \$	0
SIF \$	0

(a)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 89091



Your Bridge to a Better Community

1760-1084
BLDG ADDRESS 529 Colorado SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2945-143-29-003 SQ. FT. OF EXISTING BLDGS 9003

SUBDIVISION AJ TOTAL SQ. FT. OF EXISTING & PROPOSED 9003

FILING _____ BLK 126 LOT 6-8 NO. OF DWELLING UNITS:
Before: 0 After: 0 this Construction

(1) OWNER Theodore Koeman NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 769 Elm ave USE OF EXISTING BUILDINGS Residential
multi family

(1) TELEPHONE 243-8061 DESCRIPTION OF WORK & INTENDED USE 8' concrete wall

(2) APPLICANT Thomas Bland TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) ADDRESS 54 1/2 23 Rd

(2) TELEPHONE 210-0402

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 B-2 Maximum coverage of lot by structures N/A

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater

Side 0' from PL, Rear 0' from PL Parking Req'mt _____

Maximum Height 05' 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 Thomas F. Bland Date _____

Department Approval C. Jay Gibson Date 4/18/03

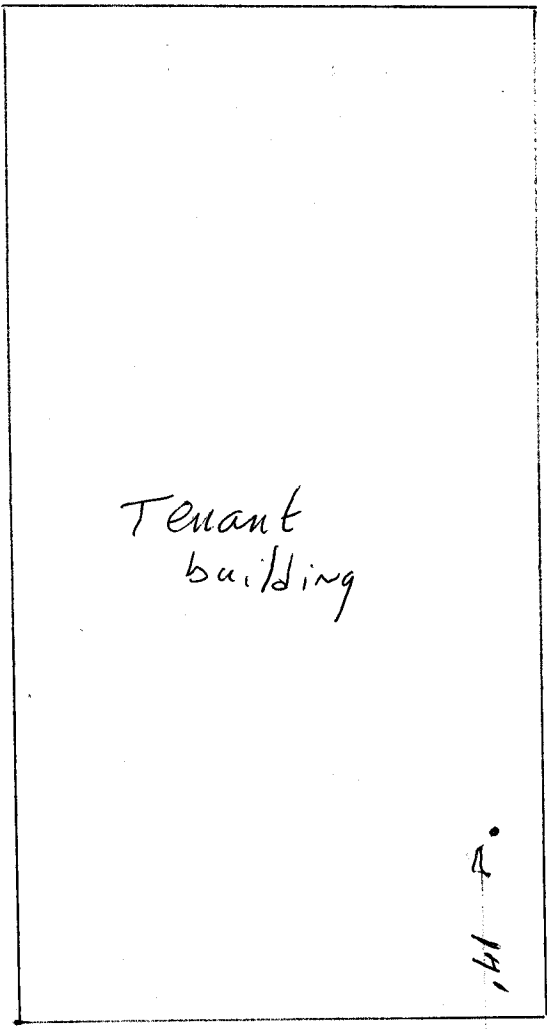
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charges</u>
Utility Accounting	<u>all ok</u>	Date	<u>4-18-03</u>

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)

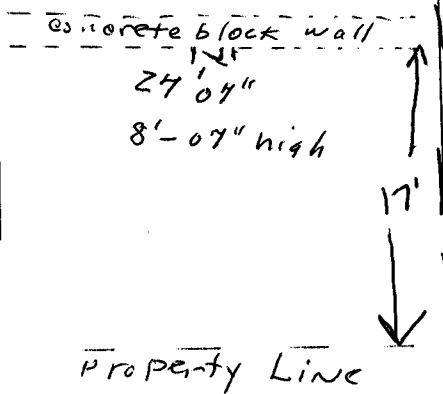
Colorado Ave

N 4



Court yard

Bldg on adjoining property



Property Line

ACCEPTED SLO 4/18/03
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Alley way

529 Colorado Ave
 Ted Koeman mgr.