

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2472 F Road SQ. FT. OF PROPOSED BLDGS/ADDITION 33,000'
TAX SCHEDULE NO. 2945-044-00-004 SQ. FT. OF EXISTING BLDGS 800'
SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 33,800
FILING _____ BLK _____ LOT _____
NO. OF DWELLING UNITS:
Before: 1 After: 0 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 1 After: 0 this Construction
(1) OWNER Wylie R. Miller
(1) ADDRESS 798 Jordanna Road USE OF EXISTING BUILDINGS Home
(1) TELEPHONE 970-245-6145 DESCRIPTION OF WORK & INTENDED USE Demo House Commercial Condos
(2) APPLICANT Wylie R. Miller TYPE OF HOME PROPOSED:
(2) ADDRESS 798 Jordanna Road _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 970-245-6145 Other (please specify) Commercial

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 Parking Req'mt _____
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 Wylie R. Miller Date 8/23/04
Department Approval C. Faye Hall Date 8/23/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Overholt</u>	Date	<u>8/23/04</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)