

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2795 3/4 Al Drive  
 Parcel No. None - TRACT A  
 Subdivision TRACT A, AIR TECH PARK  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 0 No. Proposed service pump house  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Industrial Dev. Inc  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition service  
 Other (please specify): pump house

**APPLICANT INFORMATION:**

Name Bemis Elect. Co  
 Address 2471 River Rd  
 City / State / Zip GJ. Co 81505  
 Telephone 970-241-1426

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: PPF-2005-190

**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 <u>I-O</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>n.a.</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>0</u>	Driveway Location Approval _____ (Engineer's Initials)

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 Lee A. Amis Date 7-31-07  
 Department Approval Judith A. Frazee Date 7/31/07

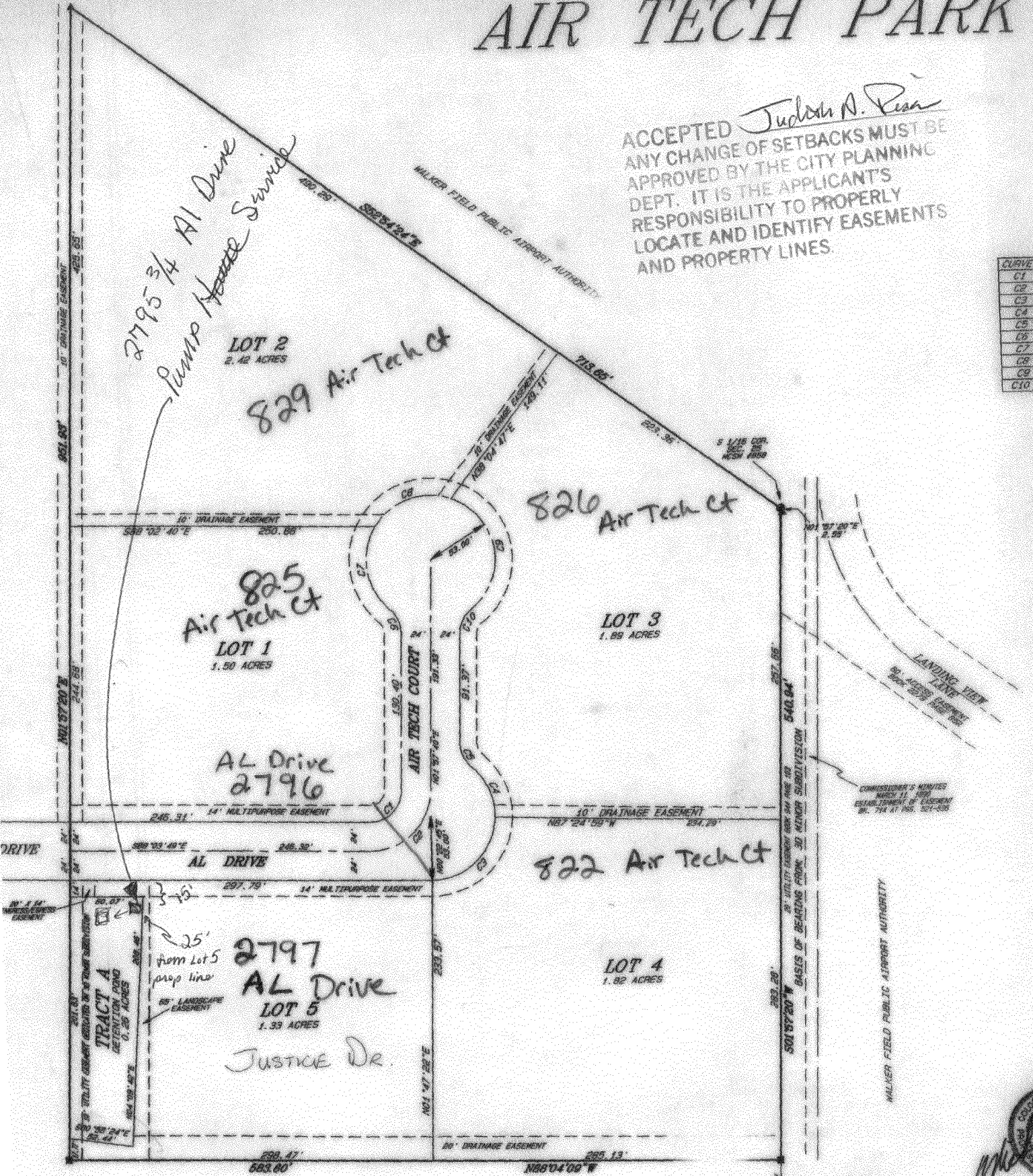
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Electrical work for irrigation pump only</u>
Utility Accounting <u>Marshall Cole</u>	Date	<u>7/31/07</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# AIR TECH PARK

ACCEPTED *Judith A. Ryan*  
 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.

CURVE	
C1	8
C2	8
C3	8
C4	5
C5	4
C6	5
C7	8
C8	7
C9	18
C10	5



LOT 1 IN 30 MINOR SUBDIVISION  
 RECORDED IN PLAT BOOK 16 AT PAGE 211

E 1/16 COR.  
 SEC. 20  
 T85N R65E

SE COR.  
 SEC. 20  
 T85N R65E

