

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

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

BLDG PERMIT NO. ~~57097~~



Your Bridge to a Better Community

1/2 is incorrect

BLDG ADDRESS 690 1/2 Crosby Ave SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-152-00-007 SQ. FT. OF EXISTING BLDGS 2,000 SQ FT

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
Before: _____ After: _____ this Construction

(1) OWNER Juan F Venegas NO. OF BUILDINGS ON PARCEL
Before: _____ After: _____ this Construction

(1) ADDRESS 690 Crosby Ave
Hm (970) 242-7168

(1) TELEPHONE cell (970) 242-0903 USE OF EXISTING BUILDINGS dem site

(2) APPLICANT Juan F Venegas DESCRIPTION OF WORK & INTENDED USE demo only

(2) ADDRESS 690 Crosby Ave TYPE OF HOME PROPOSED:
Hm (970) 242-7168

(2) TELEPHONE cell 242-0903
____ 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 Parking Req'mt _____

Maximum Height _____ Special Conditions demo only

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 Juan F. Venegas Date 6-6-03

Department Approval Dayleen Henderson Date 6-6-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Demoish only</u>
Utility Accounting	<u>Ch Marshall Col</u>		Date <u>6/6/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)