

FEE \$ 0

BLDG PERMIT NO. 49730

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

3 2-0810-04-5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2850 Caper Ct TAX SCHEDULE NO. 2945-0141-11-007
 SUBDIVISION Spring Valley SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING 2 BLK 4 LOT 7 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Miguel Cuervo Jr. NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2850 Caper Ct NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 241-3285
 (2) APPLICANT _____ USE OF EXISTING BLDGS _____
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Replace
 (2) TELEPHONE _____ old patio with new conc. patio

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE _____ Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) or
 _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side _____ from PL Rear _____ from PL Special Conditions Concrete patio
 Maximum Height _____ Only - no cover
 CENSUS TRACT _____ TRAFFIC ZONE _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Miguel Cuervo Date _____
 Department Approval Marcia Patz Date 9-6-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Millie Fowler Date 9-6-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED map 96-94
 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.

Lot 7, in block 4, of Spring Valley
 File # 93 Mass. Co.

