

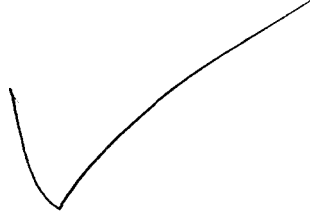
FEE \$	N/C
TCP \$	—

BLDG PERMIT NO. NA

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

4004 2955019 Grand Junction Community Development Department



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2698 Unnamed Av TAX SCHEDULE NO. 2945-234-00-032  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER yes NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS \_\_\_\_\_  
 (1) TELEPHONE 243-9398 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Ricardo Ambroz USE OF EXISTING BLDGS Residential  
 (2) ADDRESS 2698 Unnamed Av DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 243 93 98 4'x4' portable chicken pen  
maximum 15 animals

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 R8F-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20 from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 4/5 from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions 3' to property line  
or 20' from neighboring structure  
 Maximum Height \_\_\_\_\_ CENSUS TRACT 13 TRAFFIC ZONE 80

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).

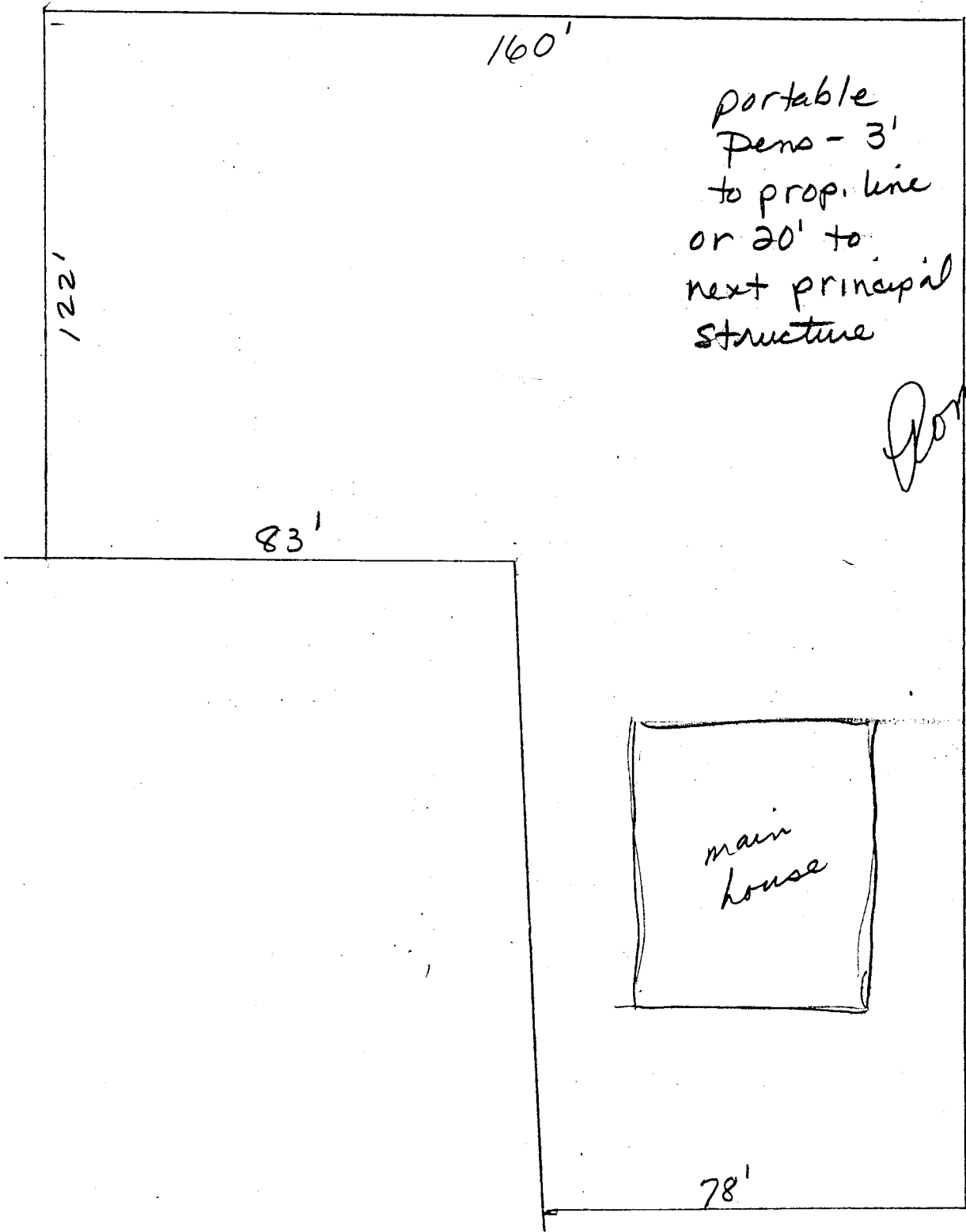
Applicant Signature Ricardo Ambroz Date 12-27-96  
 Department Approval Ronnie Edwards Date 12-27-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. NO CHANGE IN USE

Utility Accounting W. Marshall Gale Date 12/27/96

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)



RSF-8

2698 Unawep

2945-234-00-032