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| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 0 |
| SIF \$ | 0 |



BLDG PERMIT NO. 102542

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

12608-7862

BLDG ADDRESS 1214 BONITA TAX SCHEDULE NO. 2945-013-02-008
 SUBDIVISION EAGLETON SQ. FT. OF PROPOSED BLDG(S)/ADDITION 120
 FILING _____ BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) 1200
 (1) OWNER JOHN WARREN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1214 BONITA
 (1) TELEPHONE 241-9725 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT OWNER USE OF EXISTING BLDGS RES.
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: ROOM
 (2) TELEPHONE SAME ADDITION (STUDY)

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 RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 10 TRAFFIC 21 ANNEX# _____

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).

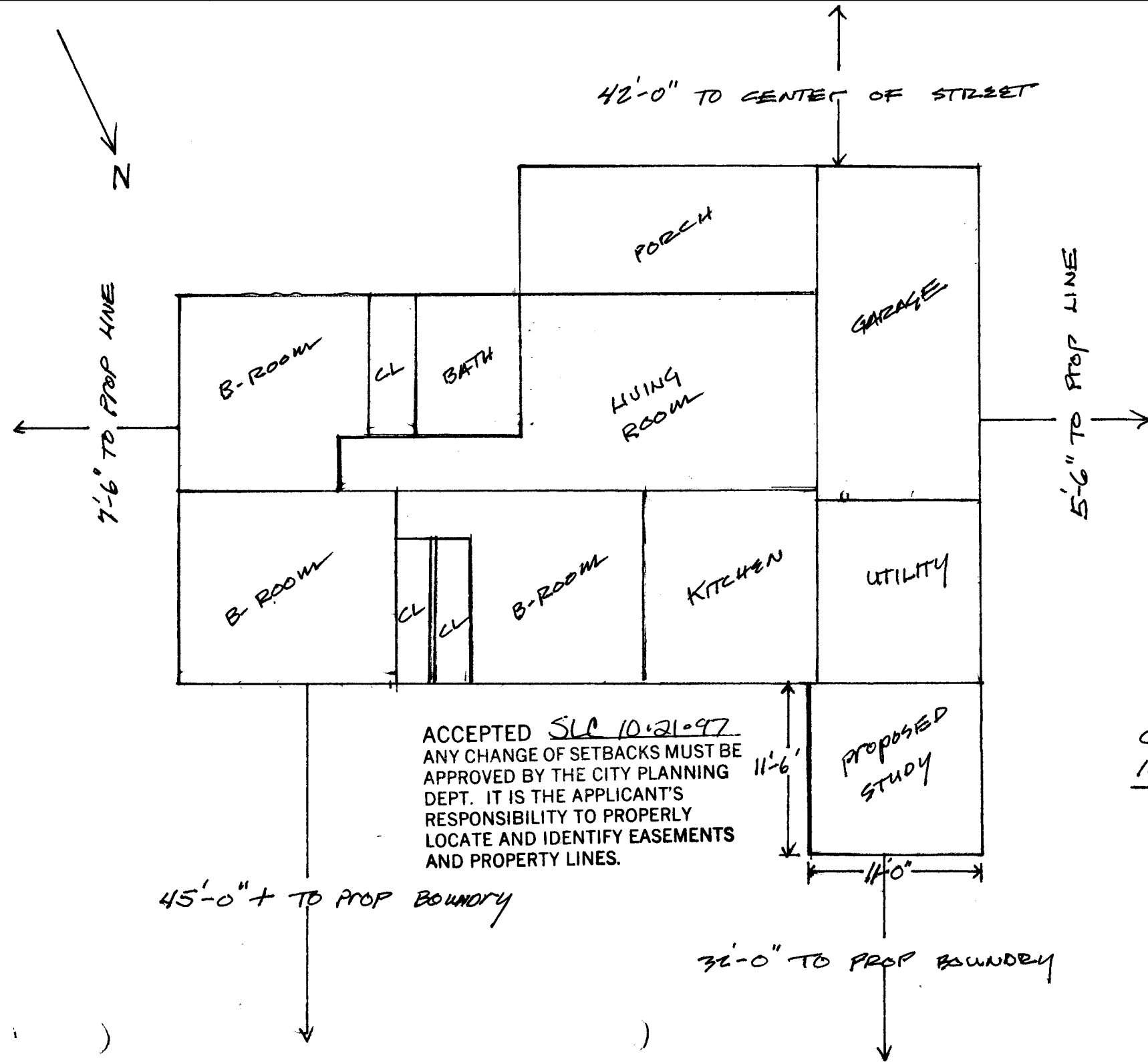
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature John Warren Date 10-21-97
 Department Approval Antonia Costello Date 10-21-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. _____
 Utility Accounting Planned Date 10-21-97

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)



OFF SETS
1214 BONITA