

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 59431

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>324 West Grand</u>	TAX SCHEDULE NO. <u>2945-151-04-006</u>
SUBDIVISION <u>El Poso</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>180 sq'</u>
FILING _____ BLK <u>3</u> LOT <u>16,17,18</u>	SQ. FT. OF EXISTING BLDG(S) <u>781 sq'</u>
X(1) OWNER <u>Virginia Maldonado</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
X(1) ADDRESS <u>324 West Grand</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
X(1) TELEPHONE <u>243-8096</u>	USE OF EXISTING BLDGS <u>Home</u>
(2) APPLICANT <u>Albert J Maldonado</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>324 West Grand</u>	<u>Bath & Utility Room Addition</u>
(2) TELEPHONE <u>970-243-8096</u>	

REQUIRED: ^{one} ~~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 <u>RMF-B4</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions _____
Maximum Height <u>36'</u>	CENSUS TRACT <u>9</u> TRAFFIC ZONE <u>11</u>

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 X <u>Albert J Maldonado</u>	Date X <u>3-10-97</u>
Department Approval <u>Santa Costello</u>	Date <u>3-10-97</u>

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9953

Utility Accounting Chris Anderson Date 3-10-97

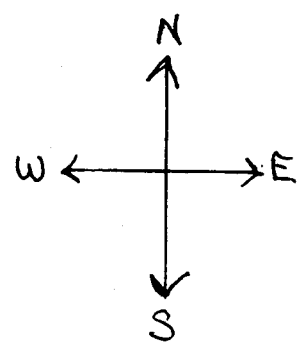
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

West to east
alley way

Property markers

ACCEPTED SLC 3/10/97
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.



64'

25'5" enpth

30'9" length of house

Bathroom

New addition

Utility Room

Existing home

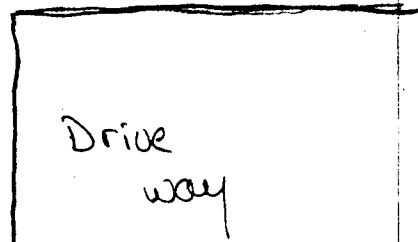
4'

40'3"

front of house

31'4" width of house

30'-8"



75'-7" width

Property markers

(West Grand)