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BLDG PERMIT NO. 60873

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

BLDG ADDRESS 2945-144-33-005 TAX SCHEDULE NO. 833 Ute Avenue

SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12' x 14'

FILING - BLK 136 LOT 8, 9 SQ. FT. OF EXISTING BLDG(S) ?

(1) OWNER Maria L Rodriguez NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 833 Ute Ave

(1) TELEPHONE 245-1013 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT _____ USE OF EXISTING BLDGS None

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE _____ carport (replacing)

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-2 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
or 55 from center of ROW, whichever is greater Parking Req'mt _____

Side 0' from PL Rear 0' from PL Special Conditions _____

Maximum Height _____

CENSUS 41 TRAFFIC 2 ANN# _____

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 Maria L Rodriguez Date 6-17-97

Department Approval Ronnie Edwards Date 6-17-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1003-1020-06-7

Utility Accounting Checha Date 6-17-97

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

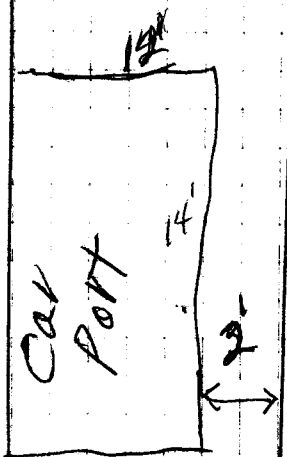
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Ronnie 6/17/97*
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.

15' x

Back

House



FRONT

55' to
of R.O.W.
minimum

Ute Avenue

833 Ute
zoned C-2