

FEE \$	10.00
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BLDG PERMIT NO. 70332

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

(IX)

BLDG ADDRESS 1001 South 5th St. TAX SCHEDULE NO. 2945-232-00-010
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 160
 FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) none
 (1) OWNER Ernesto Hernandez NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1001 South 5th St. Grand Jct. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 245-4205 USE OF EXISTING BLDGS single family.
 (2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: storage.
 (2) ADDRESS _____
 (2) TELEPHONE _____

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 I-2 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 3' from PL
 Maximum Height _____ CENSUS 9 TRAFFIC 100 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Angie Hernandez Date 5-19-99
 Department Approval X. Valdez per [initials] Date 5-19-99

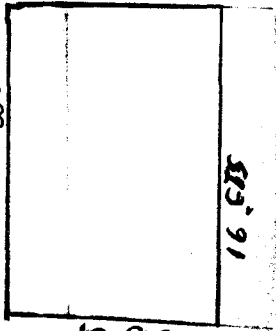
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Wabi Overholt Date 6-15-99

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)

ALLEY

R) SOUTH 40.0'

50'



ACCEPTED XV 5-19-99
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.

62.1'

CONCRETE

EAST 120.7

36.0

ONE STORY FRAME

13.0

CONCRETE

10.0

20.0

13.0

5.0

13.4

CONCRETE

28.0



WEST 120.5' PROPERTY LINE

H) 50' SOUTH 40.0'

29.3