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BLDG PERMIT NO. 71520

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

W

BLDG ADDRESS 2930 Bonito Ave TAX SCHEDULE NO. 2943053 L4001
 SUBDIVISION Del Mar Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~117 X 29~~
 FILING BLK 4 LOT 1 SQ. FT. OF EXISTING BLDG(S) 2234
 (1) OWNER Thomas + Carol Greck NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2930 Bonito Ave
 (1) TELEPHONE 241 5723 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Thomas + Carol Greck USE OF EXISTING BLDGS Patio
 (2) ADDRESS 2930 Bonito Ave DESCRIPTION OF WORK AND INTENDED USE: split
 (2) TELEPHONE 241 5723 Latus covering overback patio

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 PR-3.1 Maximum coverage of lot by structures —
 SETBACKS: Front 20' from property line (PL) Parking Req'mt —
 or — from center of ROW, whichever is greater Special Conditions —
 Side 10' from PL Rear 20' from PL
 Maximum Height — CENSUS 11 TRAFFIC 45 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 Carol Greck Date 8-18-98
 Department Approval K. Valdez Date 8-18-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. —
 Utility Accounting Adams Date 8-18-99

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)