

FEE \$	10.00
TCP \$	—
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BLDG PERMIT NO.	69871
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

94

BLDG ADDRESS 2932 BONITO AVE TAX SCHEDULE NO. 2943 053 63 001

SUBDIVISION DELMAR SQ. FT. OF PROPOSED BLDG(S)/ADDITION 288

FILING BLK 3 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER WARREN OHRT NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2932 BONITO AVE NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE _____

(2) APPLICANT DURA SYSTEMS INC USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS 269 VILLAGE LN DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-6898 12' x 24' PATIO ENCLOSURE

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 William J. Jofanbeck Date 4/29/99

Department Approval X Valdez Date 4-29-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 23573-15135
TR-89581

Utility Accounting Richardson Date 4-29-99

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)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

