

FEE \$	10 ⁰⁰
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 72436



1999 Your Bridge to a Better Community

BLDG ADDRESS 1334 Grand Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 4' x 8' - 9"

TAX SCHEDULE NO. 2945-132-21-013 SQ. FT. OF EXISTING BLDGS 1200[#] approx

SUBDIVISION Dundee Place TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 5 LOT 23, 24 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER MGW ENTERPRISES INC NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2830 NORTH AVE #281 USE OF EXISTING BUILDINGS House

(1) TELEPHONE 970-260-5670 DESCRIPTION OF WORK & INTENDED USE Cover existing stairs

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)

(2) ADDRESS SAME AS ABOVE _____ Manufactured Home (HUD)

(2) TELEPHONE _____ Other (please specify) _____

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 RSF-5 Maximum coverage of lot by structures _____

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or 45 from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt _____

Maximum Height 32' Special Conditions _____

CENSUS 7 TRAFFIC 38 ANNEX# _____

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 Muel Y. Lopez Date 10-13-99

Department Approval Ronnie Edwards Date 10-13-99

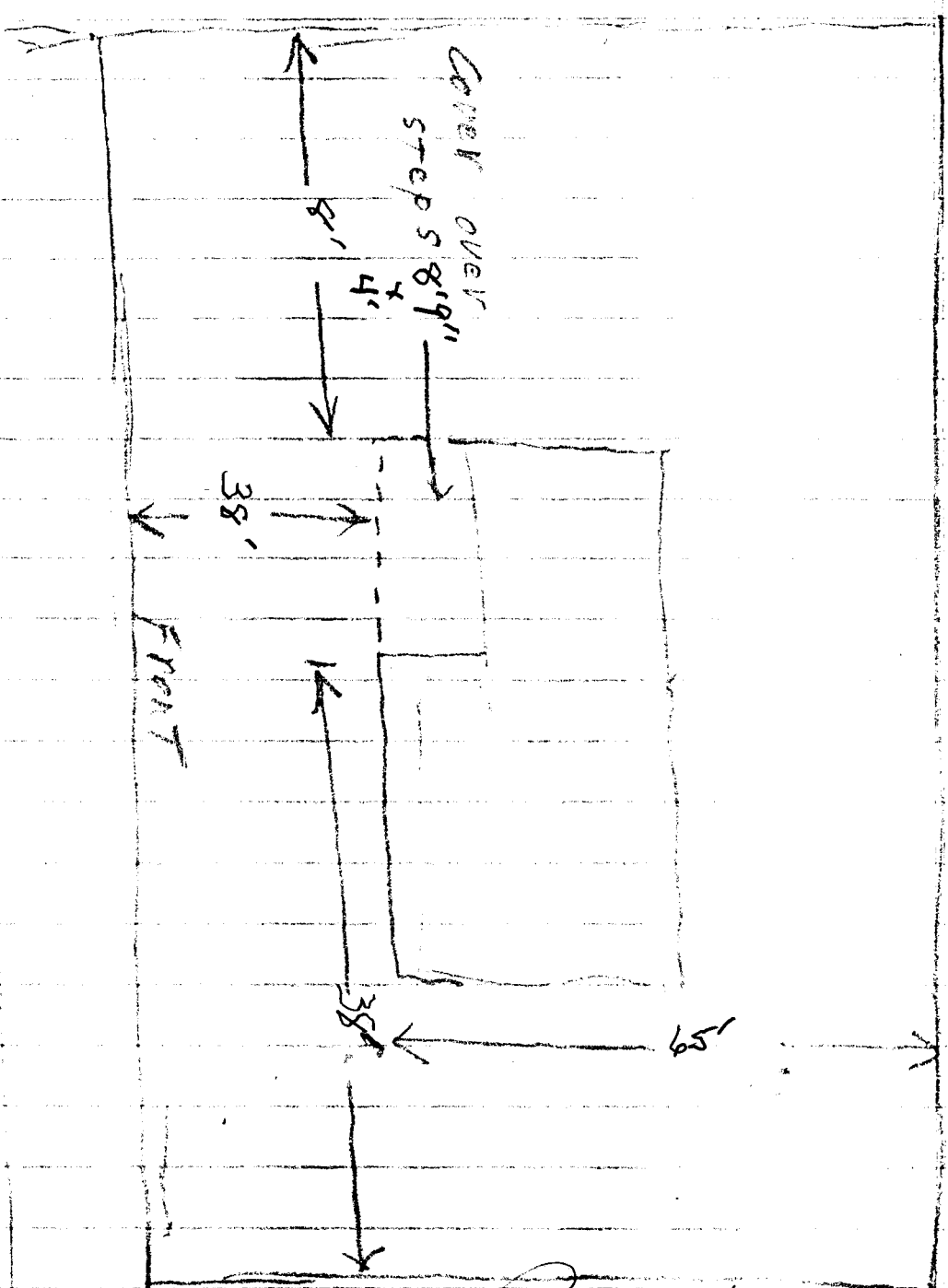
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T. Bunsley</u>	Date <u>10/13/99</u>		

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)



1334 Grand Ave Road



ACCEPTED *Ronnie* 10/13/99

THIS PLAN IS SUBJECT TO THE
 ZONING ORDINANCES AND PLANNING
 DEPARTMENT'S POLICIES WITH
 REGARD TO ALL EXISTING
 AND PROPOSED BASEMENTS
 AND PROPERTY LINES.