

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO.	none under 100 sq ft
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 139 Independent Ave TAX SCHEDULE NO. 2945-104-13-011

SUBDIVISION Replat Monument Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~350~~ 240
↳ 2-(10x12)

FILING BLK 1 LOT #2 SQ. FT. OF EXISTING BLDG(S) 1100 sqft

(1) OWNER Pete S Trujillo NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 139 Independent Av NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 3 THIS CONSTRUCTION

(1) TELEPHONE 970 242 6698 USE OF EXISTING BLDGS Home

(2) APPLICANT Pete S Trujillo DESCRIPTION OF WORK AND INTENDED USE: ADD 2 storage units

(2) ADDRESS 139 Independent

(2) TELEPHONE 970 242-6698

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-8 Maximum coverage of lot by structures 4570

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 3' from PL Rear 3' from PL Special Conditions _____

Maximum Height 32' CENSUS 10 TRAFFIC 4 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 Pete Trujillo Date 5/14/99

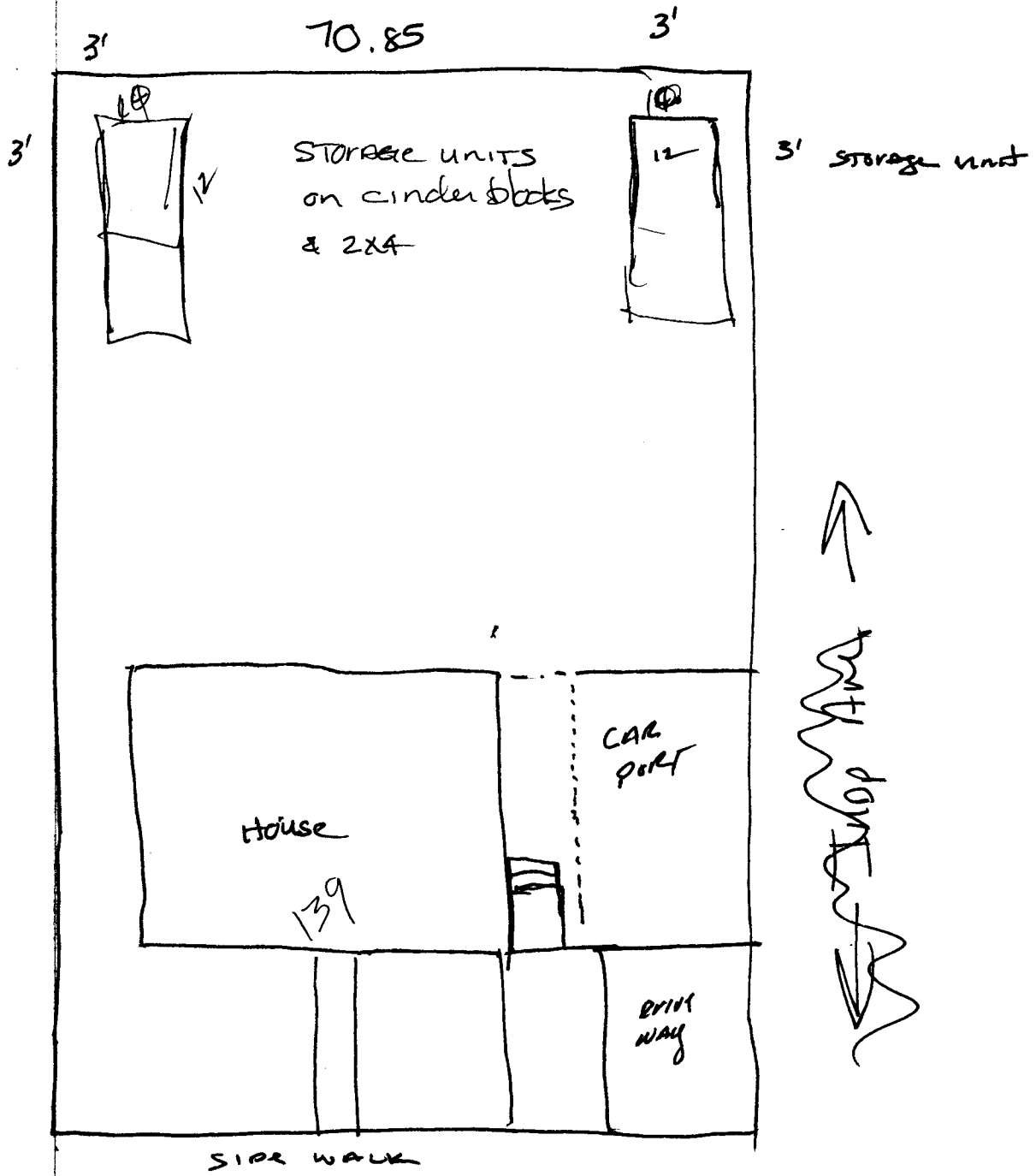
Department Approval Antonia Costello Date 5-14-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO no charge W/O No. no charge

Utility Accounting Dottie Kanover Date 5/14/99

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)



INDEPENDENT AVE

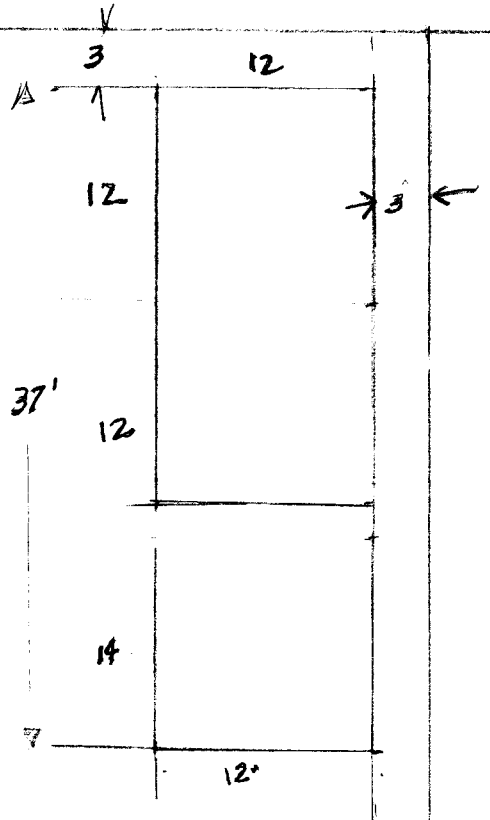
Planning Clearance

ACCEPTED SLC 5-14-99
 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.



70.85'

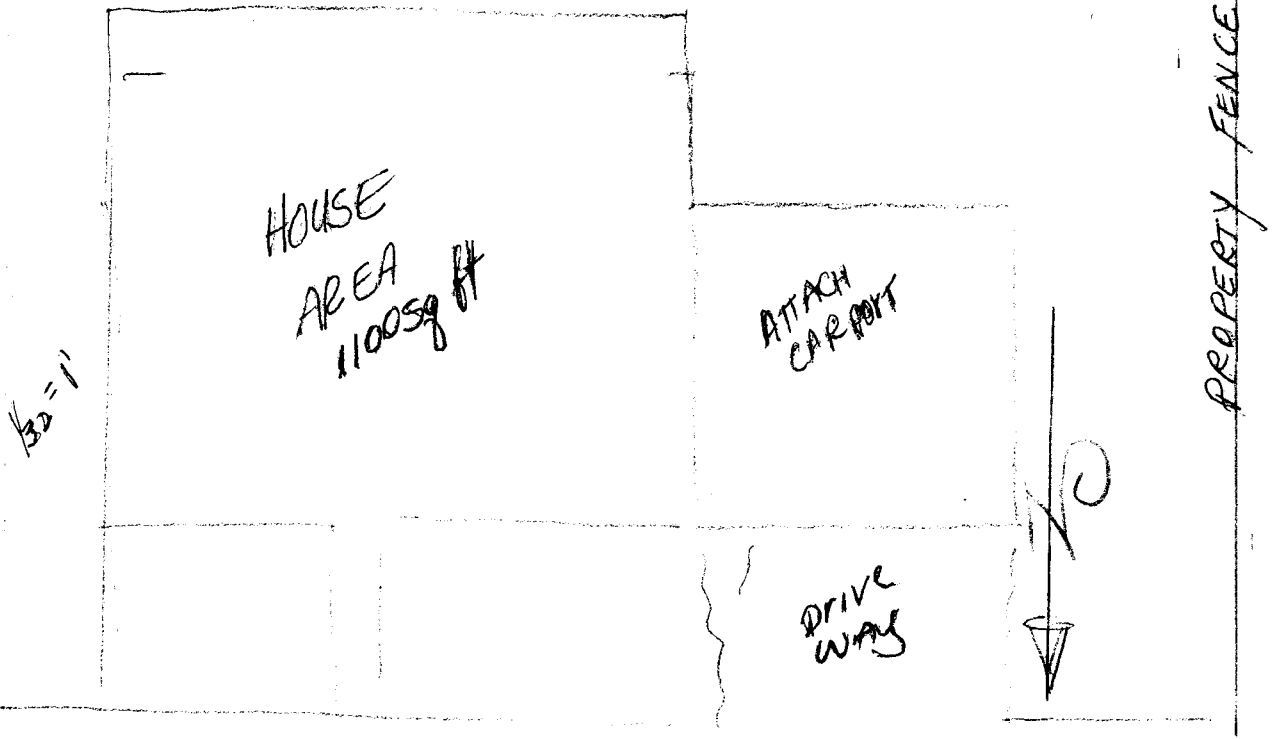
PROPERTY FENCE



Revised

ACCEPTED KV 5-17-99
 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.

FENCE



130'±

139 Independent AVE