

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. _____

Bldg. Dept.
 750 Main St



Your Bridge to a Better Community

1727-1090

BLDG ADDRESS 520 W. Main St. SQ. FT. OF PROPOSED BLDGS/ADDITION 7x13

TAX SCHEDULE NO. 2945-154-00-006 SQ. FT. OF EXISTING BLDGS —

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

FILING _____ BLK _____ LOT _____

(1) OWNER PATSY ARGUELLO

(1) ADDRESS 1310 UTE AVE

(1) TELEPHONE 245 27 37

(2) APPLICANT PATRICIO GARCIA

(2) ADDRESS 520 W. MAIN ST

(2) TELEPHONE 245 69 88

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

USE OF EXISTING BUILDINGS None

DESCRIPTION OF WORK & INTENDED USE enclose portion of existing porch for a bedroom

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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-8

Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL)
 or 45' from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 5' from PL, Rear 15' from PL

Parking Req'mt _____

Maximum Height 32'

Special Conditions _____

CENSUS 9 TRAFFIC 101 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 PATRICIO GARCIA Date 11-22-99

Department Approval Ronnie Edwards Date 11-22-99

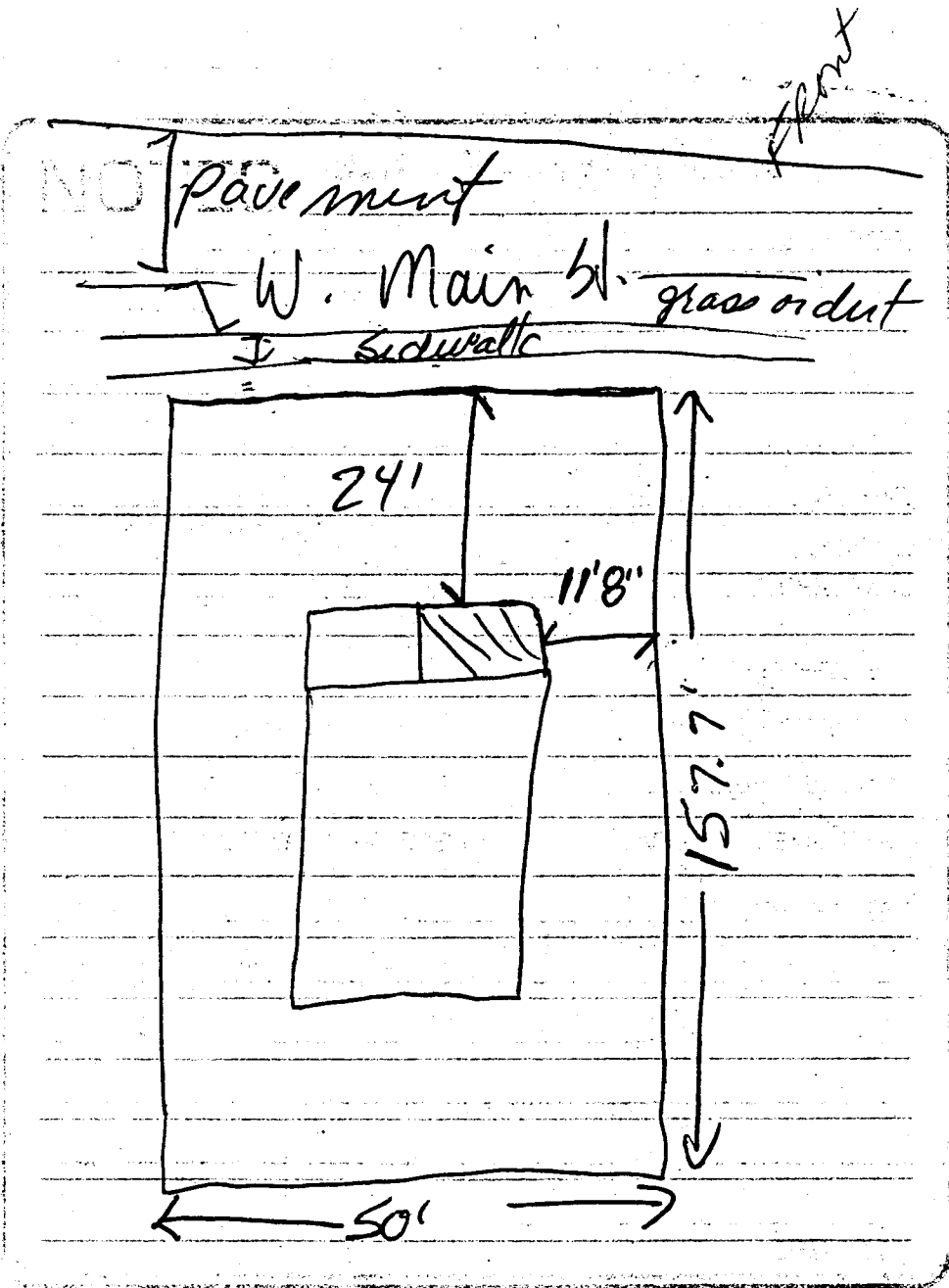
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting	<u>Marshall Calc</u>	Date	<u>11/22/99</u>

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)

Ronnie

11/22/99



520 W. Main St.