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BLDG PERMIT NO.	69658
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**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS	<u>1200 Texas Ave</u>	TAX SCHEDULE NO.	<u>2945-123-12-016</u>
SUBDIVISION	<u>Prospect Park Sub.</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>420</u>
FILING BLK	<u>①</u> LOT <u>30</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1,100 sq Ft</u>
(1) OWNER	<u>Dennis + Gail Rodriguez</u>	NO. OF DWELLING UNITS	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS	<u>1200 Texas Ave</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>241-2968</u>	USE OF EXISTING BLDGS	<u>Single family</u>
(2) APPLICANT	<u>Ashley Construction Co, INC.</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>Convert</u>
(2) ADDRESS	<u>545 Grand Mesa Ave</u>		<u>Garage into living Room, Utility Room, Powder Room</u>
(2) TELEPHONE	<u>(970) 242-2633</u>		

**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	<u>RSF-8</u>	Maximum coverage of lot by structures	_____
SETBACKS: Front	_____ from property line (PL)	Parking Req'mt	_____
or	_____ from center of ROW, whichever is greater	Special Conditions	<u>All interior work -</u>
Side	_____ from PL		<u>Single family use only -</u>
Rear	_____ from PL	CENSUS	<u>10</u> TRAFFIC <u>31</u> ANN# _____
Maximum Height	_____		

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	<u>Ronald Ashby</u>	Date	<u>4-16-99</u>
Department Approval	<u>Ronnie Edwards</u>	Date	<u>4-16-99</u>

Additional water (and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting	<u>Debi Overholt</u>	Date	<u>4-16-99</u>
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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)