

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

BLDG PERMIT NO. 77169

(~~Single Family Residential~~ and Accessory Structures) *Commercial*
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 565 28 1/4 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 12x30 modular

TAX SCHEDULE NO. 2943-072-~~00-009~~ SQ. FT. OF EXISTING BLDGS —

SUBDIVISION SHADOWFAX PROPERTIES TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING — BLK — LOT 2 NO. OF DWELLING UNITS: Before: — After: 44 units this Construction

(1) OWNER NHA @ GRAND JCT L.P. NO. OF BUILDINGS ON PARCEL Before: 1 After: 2 this Construction

(1) ADDRESS 999 Ponce de Leon Blvd #630 USE OF EXISTING BUILDINGS assisted living facility
Coral Gables, FL 33132 *under construction*

(1) TELEPHONE — DESCRIPTION OF WORK & INTENDED USE TEMPORARY

(2) APPLICANT JOHN A. ERIKSON TYPE OF HOME PROPOSED: TEMPORARY MODULAR

(2) ADDRESS 10419 BELFORDS #5 Manufactured Home (UBC)

(2) TELEPHONE 970-441-8396 Manufactured Home (HUD)

Other (please specify) TEMPORARY MODULAR

PAID
 OCT 2 2000
KH

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 RMF-8 Maximum coverage of lot by structures per plan

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

Side 5' from PL, Rear 10' from PL Parking Req't See File SUP-1999-173

Maximum Height 35' Special Conditions TEMPORARY MARKETING TRAILER

CENSUS 6 TRAFFIC 28 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 [Signature] Date Oct 2, 2000

Department Approval [Signature] Date 10-2-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>
Utility Accounting	<u>[Signature]</u>	Date <u>10/2/00</u>

Temporary - phone + power only
 PAID 4/7/00 - W#18916

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)

