

FEE \$	5.00
TCP \$	0
SIF \$	0

(0)
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 78433



Your Bridge to a Better Community

BLDG ADDRESS 604 GRAND AVE SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2945-142-⁴²011 SQ. FT. OF EXISTING BLDGS 2000

SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED 2000

FILING — BLK 72 LOT 30, 31 NO. OF DWELLING UNITS:
 Before: 1 After: — this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: — After: 0 this Construction

(1) OWNER Jim Cepedal USE OF EXISTING BUILDINGS —

(1) ADDRESS — DESCRIPTION OF WORK & INTENDED USE DEMO ONLY

(1) TELEPHONE — TYPE OF HOME PROPOSED:
 (2) APPLICANT P.W. JONES CONSTR. Site Built — Manufactured Home (UBC)
 (2) ADDRESS 1880 K Rd. FRUITA, CO Manufactured Home (HUD)
 (2) TELEPHONE 858-7798 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 B-1 Maximum coverage of lot by structures N/A

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

Side 0' from PL, Rear 15' from PL Parking Req'mt —

Maximum Height 40' Special Conditions —

CENSUS 3 TRAFFIC 35 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 1/22/01

Department Approval [Signature] Date 1/22/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing # 3067-2284</u>
Utility Accounting	<u>KHolt</u>	Date	<u>1/22/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)