

FEE \$ <u>10.00</u>
TCP \$ <u>0</u>
SIF \$ <u>0</u>

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

BLDG PERMIT NO. 82240



18948-12134

BLDG ADDRESS 108 Miriam SQ. FT. OF PROPOSED BLDGS/ADDITION 432

TAX SCHEDULE NO. 2945-252-13-003 SQ. FT. OF EXISTING BLDGS 1200

SUBDIVISION Antesia Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 1632

FILING _____ BLK 5 LOT 3

(1) OWNER Joel Lucena and Rosalia Renteria

(1) ADDRESS 108 Miriam

(1) TELEPHONE 241-6711

(2) APPLICANT Nelson Engineering

(2) ADDRESS 321 S. Redlands Rd GJCO

(2) TELEPHONE 2600445

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 Residence

DESCRIPTION OF WORK & INTENDED USE Convert garage to Family Room

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 RMF-8

Maximum coverage of lot by structures 70%

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

Permanent Foundation Required: YES — NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt _____

Maximum Height 35'

Special Conditions _____

CENSUS 13 TRAFFIC 80 ANNEX# _____

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).

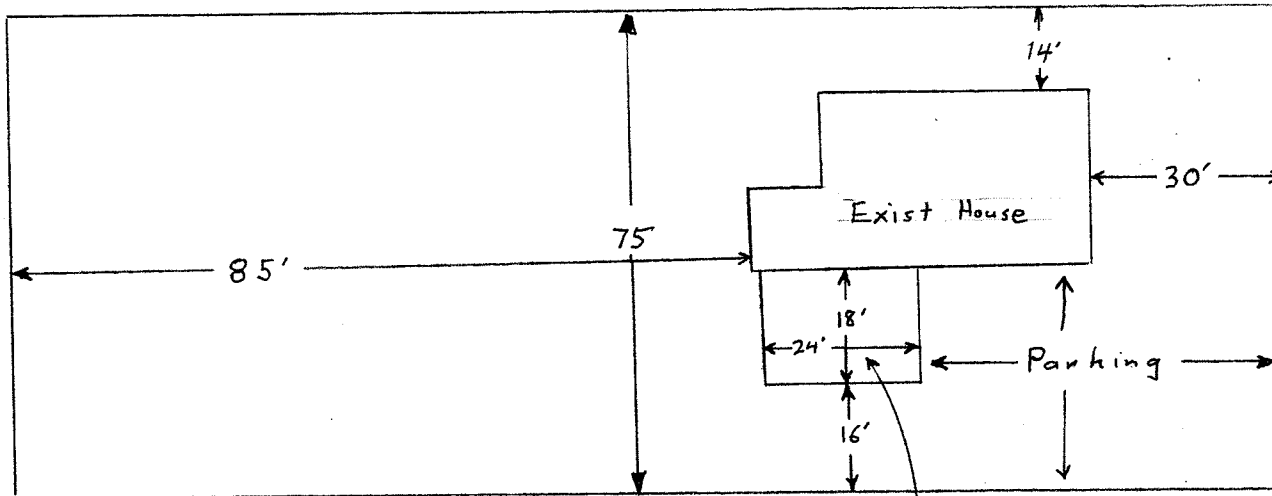
Applicant Signature [Signature] Date 11/7/01

Department Approval [Signature] Date 11-7-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>	<u>[Signature]</u>	<u>Family Room</u>
		Date	<u>11-07-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Miriam

11-7-01 Dayleen Henderson
ACCEPTED
 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.

Convert Exist Garage To Family Room

1"=30'

108 Miriam
 Site Plan