

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 81153



Your Bridge to a Better Community

BLDG ADDRESS 302 SOUTH AVE. SQ. FT. OF PROPOSED BLDGS/ADDITION 340

TAX SCHEDULE NO. 2945-143-38-009 SQ. FT. OF EXISTING BLDGS 1380

SUBDIVISION Grand Junction TOTAL SQ. FT. OF EXISTING & PROPOSED 1720

FILING _____ BLK 1410 LOT 31 & 32 NO. OF DWELLING UNITS:
 Before: 1 After: _____ this Construction

(1) OWNER Jose A Gutierrez NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 302 SOUTH AVE. USE OF EXISTING BUILDINGS home

(1) TELEPHONE 255-7052 / 245-1407 DESCRIPTION OF WORK & INTENDED USE Carpent

(2) APPLICANT Same TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 C-2 - non-conforming residence Maximum coverage of lot by structures N/A

SETBACKS: Front 25' 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'mt _____

Maximum Height 40' Special Conditions _____

CENSUS _____ TRAFFIC _____ ANNEX# _____

Carpent allowed under dd code. No further expansion allowed on property for next 5 years.

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 Jose A Gutierrez Date _____

Department Approval Faye Johnson Date 8/15/01

Additional water (and/or sewer tap fee(s)) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Debit</u>	Date <u>8/16/01</u>	

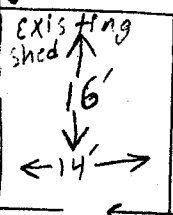
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



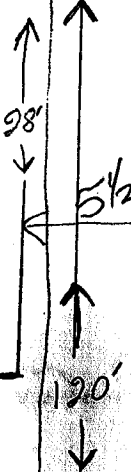
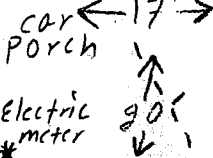
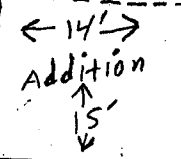
Post

Telephone post



ALLEY WAY

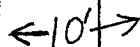
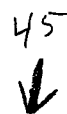
Overhead power & phone



sewer

Gas meter

Existing House



3rd St.

side walk



302 South Ave.

side walk

8/10/01

ACCEPTED *(Signature)*
 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.

SOUTH AVE.