

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 79540



Your Bridge to a Better Community

BLDG ADDRESS 575 - 400 302 SOUTH AVE. SQ. FT. OF PROPOSED BLDGS/ADDITION 312 210

TAX SCHEDULE NO. 2945-143-38009 SQ. FT. OF EXISTING BLDGS 1170

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1380

FILING _____ BLK 146 LOT 3132

(1) OWNER Jose A. Gutierrez

(1) ADDRESS 302 SOUTH AVE.

(1) TELEPHONE 255 7052

(2) APPLICANT owner

(2) ADDRESS 302 SOUTH AVE.

(2) TELEPHONE 255 7052

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 Home

DESCRIPTION OF WORK & INTENDED USE Addition

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 C-2

SETBACKS: Front 15 from property line (PL)
or _____ from center of ROW, whichever is greater

Side 0' from PL, Rear 10' from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES _____ NO _____

Parking Req'mt _____

Special Conditions Can only increase by 20%

CENSUS _____ TRAFFIC _____ 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 Jose A. Gutierrez

Date 10-31-00

Department Approval Faye Gibson

Date 4/20/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no charge</u>
Utility Accounting	<u>Patricia Panner</u>		Date <u>4-20-01</u>

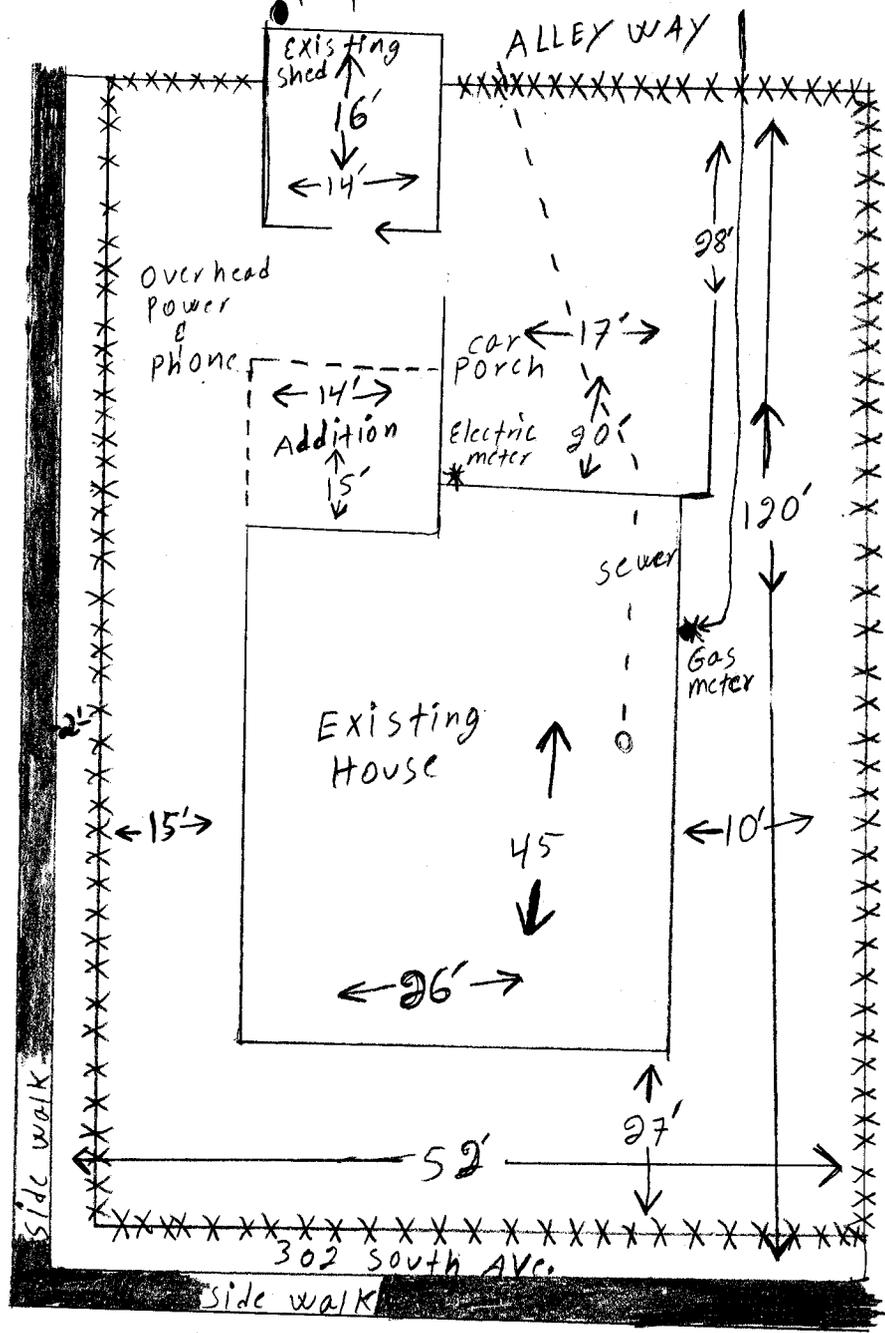
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



Power post

telephon post



3rd St.

side walk

302 South Ave.

side walk

4/20/01
C. Jaye Nelson

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.

SOUTH AVE.