

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 481 Spain St. - SQ. FT. OF PROPOSED BLDGS/ADDITION 16 x 18
 TAX SCHEDULE NO. 2943-181-06-012 SQ. FT. OF EXISTING BLDGS 800 #
 SUBDIVISION Ernest Spain Sub TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING — BLK 2 LOT 19820 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Bruce Ridgeway NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS SAME USE OF EXISTING BUILDINGS Home
 (1) TELEPHONE 256 9396 DESCRIPTION OF WORK & INTENDED USE close in carport
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS same _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ Other (please specify) enclose existing

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 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 CENSUS 7 TRAFFIC 99 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 1-24-01
 Department Approval [Signature] Date 1-24-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>1/24/01</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)

City of Grand Junction GIS Map

ACCEPTED *Ronnie 1/24/01*
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.

- Parcels
- ▣ Air Photos
- Highways
- Streets 2



SCALE 1 : 1,265

