

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 84947



Your Bridge to a Better Community

32126-21360

BLDG ADDRESS 1796 Bacon Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 200

TAX SCHEDULE NO 2945-234-14-004 SQ. FT. OF EXISTING BLDGS 1060

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1260

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER Gustavo Ortiz Before: 1 After: 1 this Construction

(1) ADDRESS 1796 Bacon Ct NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (970) 241-8169 Before: 1 After: 1 this Construction

(2) APPLICANT Gustavo Ortiz USE OF EXISTING BUILDINGS Home

(2) ADDRESS 1796 Bacon Ct DESCRIPTION OF WORK & INTENDED USE back porch

(2) TELEPHONE (970) 241-8169 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 RD 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 5' from PL, Rear 25' from PL Parking Req'mt _____

Maximum Height _____ Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Gustavo Ortiz Date 5-28-02

Department Approval C. Faye Johnson Date 5/28/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>porch only</u>
Utility Accounting <u>Patricia Kowal</u>		Date	<u>5-28-02</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)

Unsurveyed area

