

FEE \$	5.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

BLDG PERMIT NO. 84035

(Single Family Residential and Accessory Structures)

## Community Development Department



Your Bridge to a Better Community

*Interior Remodel*

BLDG ADDRESS 215 Chulavota Ave ~~507 W. Colorado~~ SQ. FT. OF PROPOSED BLDGS/ADDITION @ N/A

TAX SCHEDULE NO. 2945-154-21-024 SQ. FT. OF EXISTING BLDGS @ 1600

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1600

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

(1) OWNER Enos - Marteny NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) ADDRESS 408 W. Colorado NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction

(1) TELEPHONE 241-5631 USE OF EXISTING BUILDINGS Stair e  
Interior Remodel

(2) APPLICANT Steven / Just Companies DESCRIPTION OF WORK & INTENDED USE Stair e

(2) ADDRESS 826 2 1/2 Rd TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) Remodel

(2) TELEPHONE 245-9316

**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 about the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE ~~BE~~ PD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from PL, Rear from front from PL  
 Parking Req'mt None

Maximum Height from front Special Conditions None

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 Steven Enos Date 4/11/02

Department Approval C. Faye Wilson Date 4/11/02  
Lisa Dusterberger

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>4/11/02</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)