

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

**PLANNING CLEARANCE**

BLDG PERMIT NO. N/A

(Single Family Residential and Accessory Structures)  
**Community Development Department**



Your Bridge to a Better Community

69059-734

BLDG ADDRESS 1048 Colorado Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 121 sf

TAX SCHEDULE NO. 2945-144-23-013 SQ. FT. OF EXISTING BLDGS 755 1/4 sf

SUBDIVISION H. Jet. TOTAL SQ. FT. OF EXISTING & PROPOSED 876.25 sf

FILING \_\_\_\_\_ BLK 112 LOTS 19-20 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Isaias and Elvia Bravo NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 1048 Colorado Ave USE OF EXISTING BUILDINGS residence

(1) TELEPHONE (970)243-8217 DESCRIPTION OF WORK & INTENDED USE Storage Shed

(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) ADDRESS \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ 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 R-0 Maximum coverage of lot by structures 70%

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 5' from PL Parking Req'mt \_\_\_\_\_  
 Special Conditions \_\_\_\_\_

Maximum Height 35' 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).

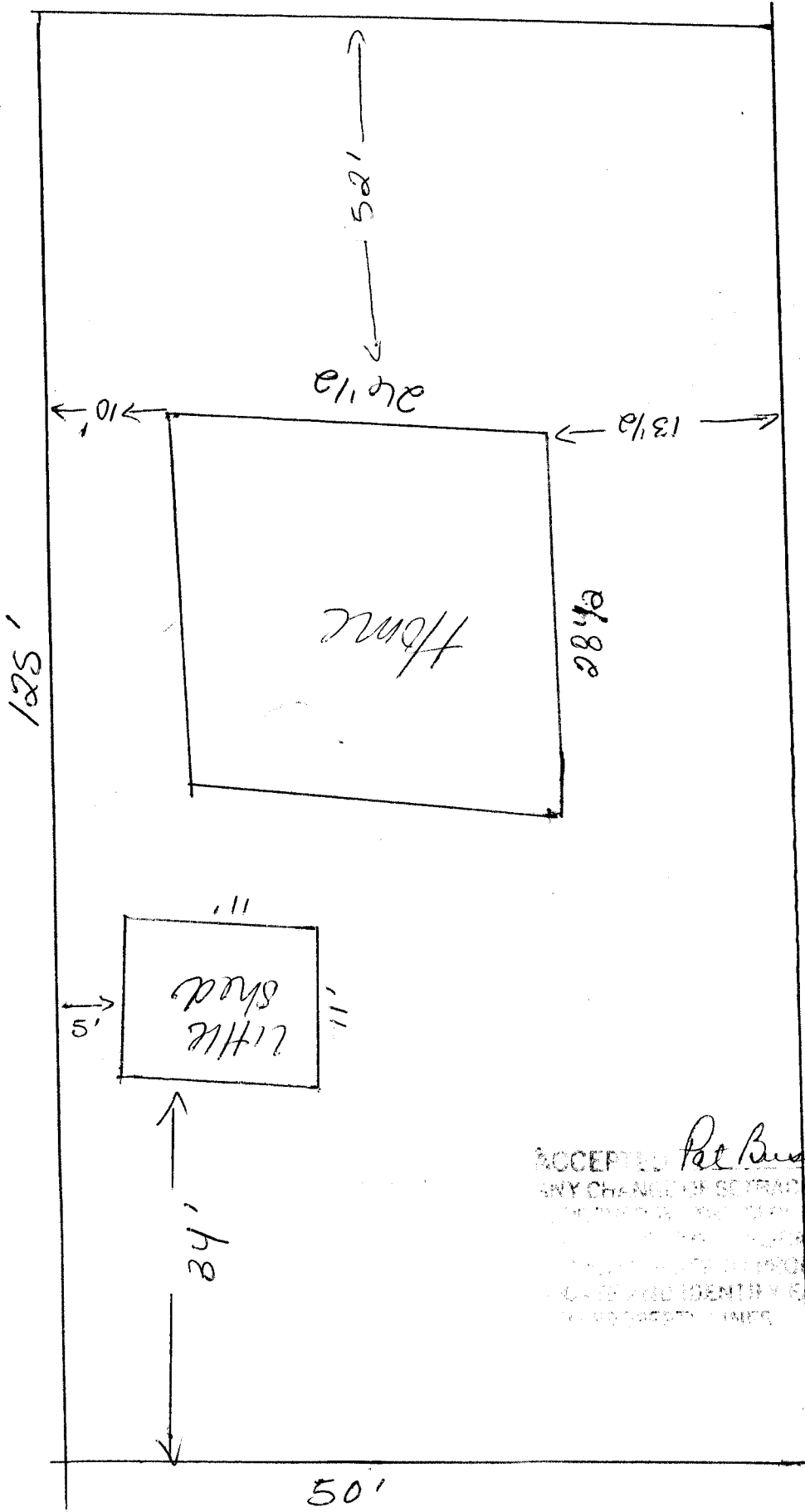
Applicant Signature \* Isaias Bravo Date 5/28/02  
 Department Approval Pat Bushman Date 5-29-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Shed only</u>
Utility Accounting <u>Q Vanover</u>		Date <u>5-29-02</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)

10418 Colorado Ave



5-29-02

ACCEPTED *Pat Bushman*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. ALL SETBACKS  
MUST BE MAINTAINED PROPERLY  
AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.