

FEE \$	10.00
TCP \$	None
SIF \$	None

# PLANNING CLEARANCE <sup>(P)</sup>

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

BLDG PERMIT NO. 87017



1321-843

BLDG ADDRESS 690 Crosby Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 2026

TAX SCHEDULE NO. 2945-152-00-007 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2026

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER JUAN VENEZAS NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 1 this Construction

(1) ADDRESS 690 Crosby Ave USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 292-7160 DESCRIPTION OF WORK & INTENDED USE NEW MANU. HOME ON PERM. FOUNDATION

(2) APPLICANT GUY KRAFT TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 1429 M RD  
858-4680 OFF.

(2) TELEPHONE 234-4400 CELL

**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-1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 6' from PL, Rear 10' from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

Permitted by ZUD Code Section 3.8.B5 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 Guy Kraft Date 10/29/02

Department Approval Pat Cant Date 10/31/02

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting	<u>Adamo</u>	Date	<u>11-5-02</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)

# LANDesign

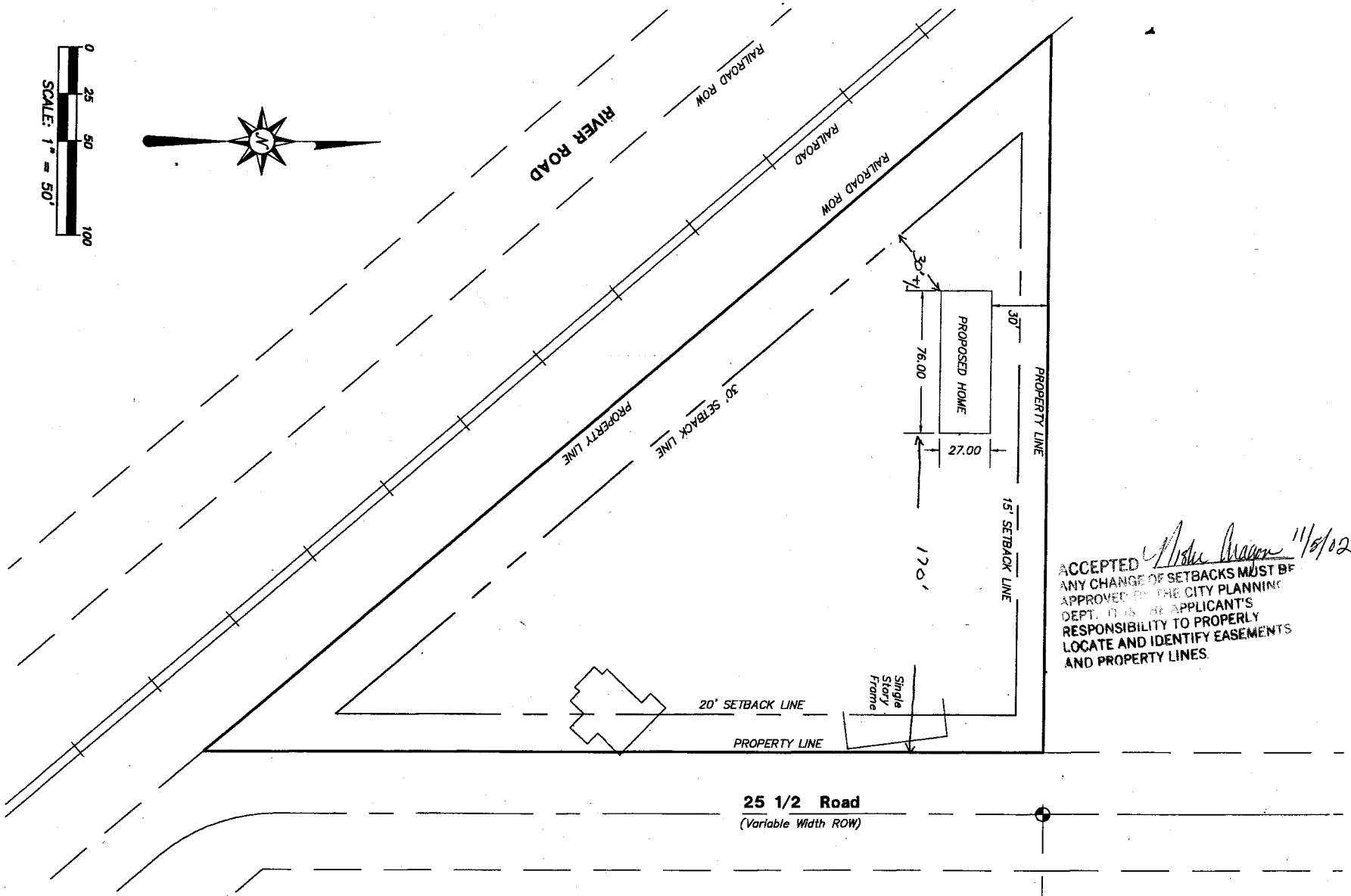
ENGINEERS • ARCHITECTS • PLANNERS  
244 NORTH 7th STREET  
GRAND JUNCTION, COLORADO 81501 (970) 246-4088

TRACT NO.: 2002 FILE NAME: Venegas-Site-Plan

DATE: 10/30/02 DRAWN: TLT CHK'D: KAK

## VENEGAS SITE PLAN

SHEET 1 OF 1



ACCEPTED *Alisa Brown* 11/6/02  
 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.

**25 1/2 Road**  
 (Variable Width ROW)