

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>None</u>

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87017



Your Bridge to a Better Community

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
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 1 this Construction
 (1) OWNER JUAN VENEZAS
 (1) ADDRESS 690 Crosby Ave USE OF EXISTING BUILDINGS RESIDENCE
 (1) TELEPHONE 242-7160 DESCRIPTION OF WORK & INTENDED USE NEW MAJOR HOME ON PERM. FOUNDATION
 (2) APPLICANT GUY KRAFT TYPE OF HOME PROPOSED:
 (2) ADDRESS 1429 M RD Site Built _____ Manufactured Home (UBC)
858-4680 OFF. Manufactured Home (HUD)
 (2) TELEPHONE 234-4400 CELL _____ 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 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 _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____
Permitted by ZID Code section 3.8.B5

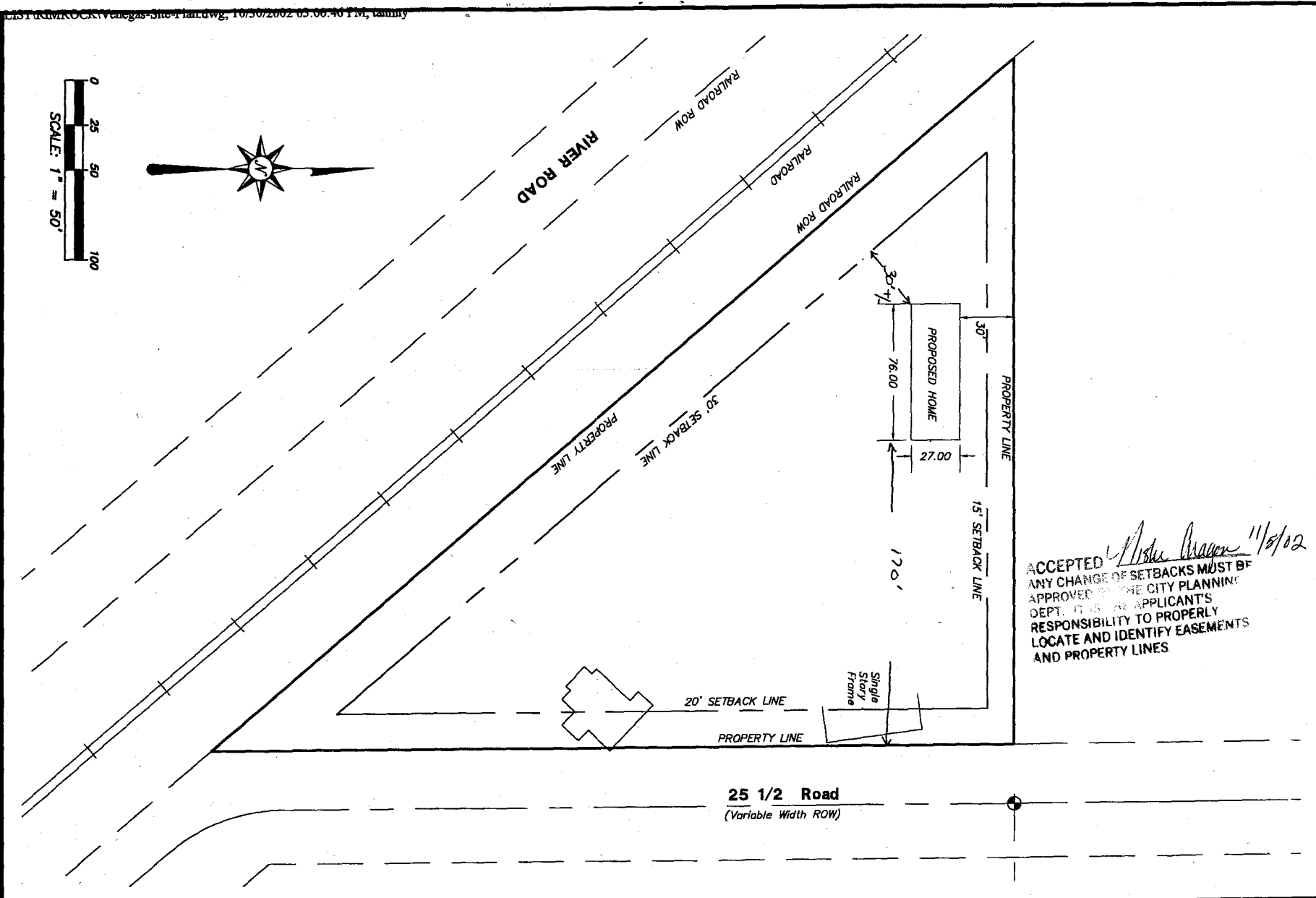
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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>Adams</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)



ACCEPTED *Archie Brown* 11/8/02
 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

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

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

DATE: 10/20/02
 DRAWN: TJD
 CHECKED: [Signature]

SHEET OF
 1 1

VENEGAS SITE PLAN