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TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 84039



BLDG ADDRESS 320 West Grand SQ. FT. OF PROPOSED BLDGS/ADDITION 656
 TAX SCHEDULE NO. 2945-151-04-007 SQ. FT. OF EXISTING BLDGS 988 house 576 Garage
2945-151-04-008
 SUBDIVISION Carpenter TOTAL SQ. FT. OF EXISTING & PROPOSED 1404
 FILING _____ BLK 3 LOT 19+20
21+22
 (1) OWNER Frank Jimenez NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 2 this Construction
 (1) ADDRESS 320 West Grand USE OF EXISTING BUILDINGS Res. / Garage
 (1) TELEPHONE 970-241-1546 DESCRIPTION OF WORK & INTENDED USE Addition 2 bed 1/2 bath
 (2) APPLICANT John Fair Const. TYPE OF HOME PROPOSED:
 (2) ADDRESS 1826 Bass St. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-245-0477 _____ 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5/3 from PL, Rear 10/5 from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS 1401 TRAFFIC 100 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).

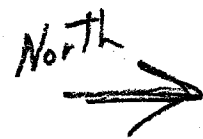
Applicant Signature John Fair Date 4-10-02
 Department Approval John Castillo Date 4-11-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	Date <u>4/11/02</u>		_____

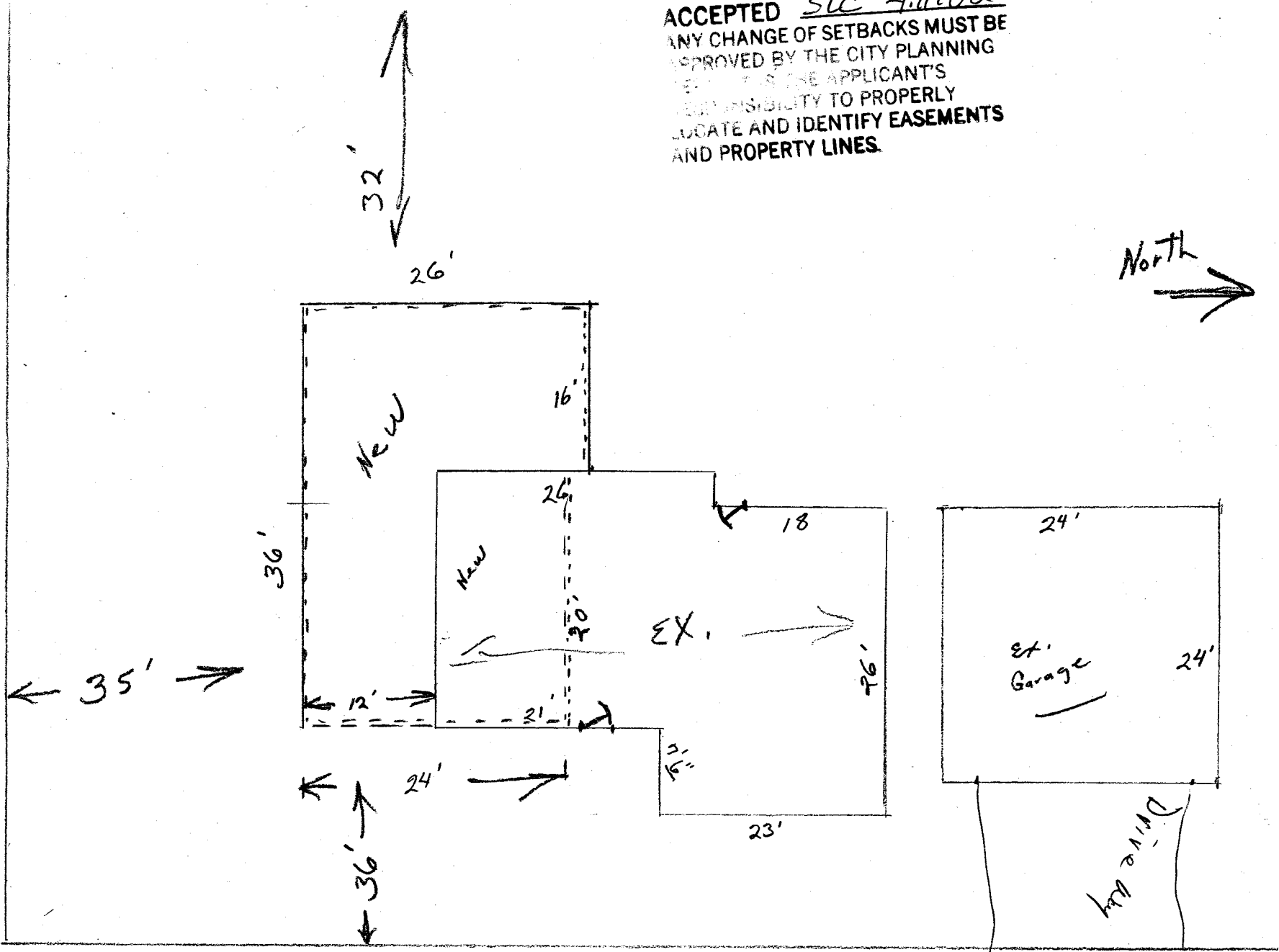
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED SIC 4.11.02
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



West Grand



Peach ST