

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

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

BLDG PERMIT NO. 84417



Your Bridge to a Better Community

BLDG ADDRESS 324 W Grand Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 686 sqft
 TAX SCHEDULE NO. 2945-151-04-006 SQ. FT. OF EXISTING BLDGS 961 sqft
 SUBDIVISION Carpenter TOTAL SQ. FT. OF EXISTING & PROPOSED 1647 sqft
 FILING BLK 3 LOT 16-18 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) OWNER Virginia Maldonado USE OF EXISTING BUILDINGS House
 (1) ADDRESS 324 W Grand Ave DESCRIPTION OF WORK & INTENDED USE 3 Bdrm add.hm
 (1) TELEPHONE (970) 248-9813 TYPE OF HOME PROPOSED:
 (2) APPLICANT Robert R Maldonado _____ Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 324 W Grand Ave _____ Manufactured Home (HUD)
 (2) TELEPHONE (970) 248-9813 _____ 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' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 5' from PL, Rear 10' from PL Special Conditions _____
 Maximum Height 35' 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).

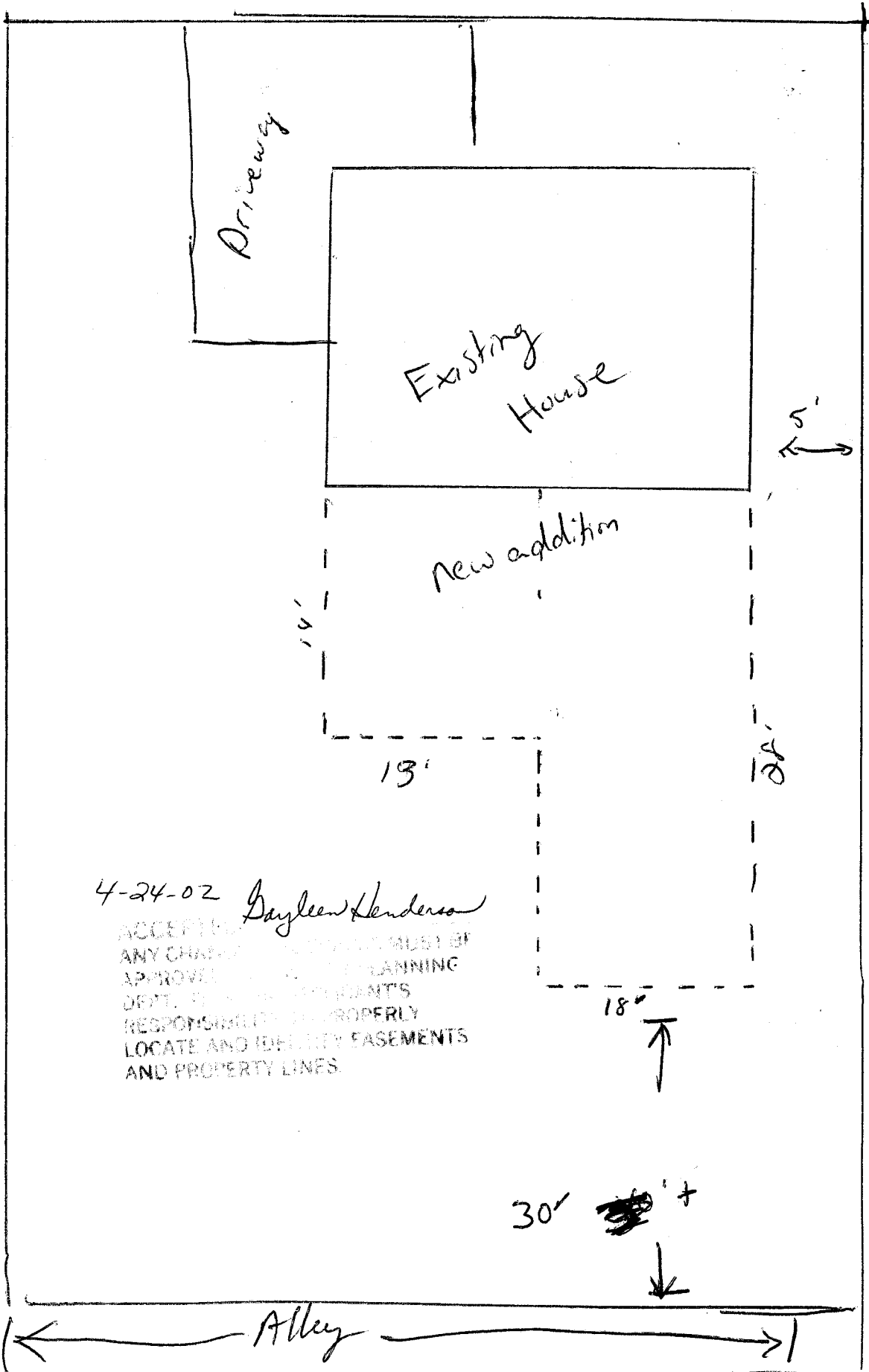
Applicant Signature Robert R Maldonado Date 4-26-02
 Department Approval Gayleen Henderson Date 4-26-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>S/F</u>
Utility Accounting <u>D. Vanover</u>		Date <u>4-26-02</u>	<u>Sanitation addt</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)

324 W. Grand Ave 75' wide ruffly

150' + long



4-24-02 Gayleen Henderson
 ACCEPTING OF THIS PLAN THE OWNER MUST BE APPROVED BY THE PLANNING DEPT. FOR THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

30' ~~30'~~ +
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