

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

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

BLDG PERMIT NO. 8420



Your Bridge to a Better Community

BLDG ADDRESS 416 W Grand SQ. FT. OF PROPOSED BLDGS/ADDITION 108

TAX SCHEDULE NO 2945-151-00-074 SQ. FT. OF EXISTING BLDGS 1800

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1808

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) OWNER Juan B Bera

(1) ADDRESS 416 W Grand Ave

(1) TELEPHONE 245-6326

USE OF EXISTING BUILDINGS Residential

(2) APPLICANT Juan B Bera

DESCRIPTION OF WORK & INTENDED USE Front awning

(2) ADDRESS 416 W Grand Ave

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) awning

(2) TELEPHONE 245-6326

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 7090

SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 5' from PL, Rear 10' from PL

Parking Req'mt N/A PAID

Special Conditions _____

Maximum Height 35'

CENSUS 9 TRAFFIC 11 TB 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 Johnny B Bera Date _____

Department Approval C. J. Faye Johnson Date 4/17/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Li Benseley</u>		Date <u>4/17/02</u>

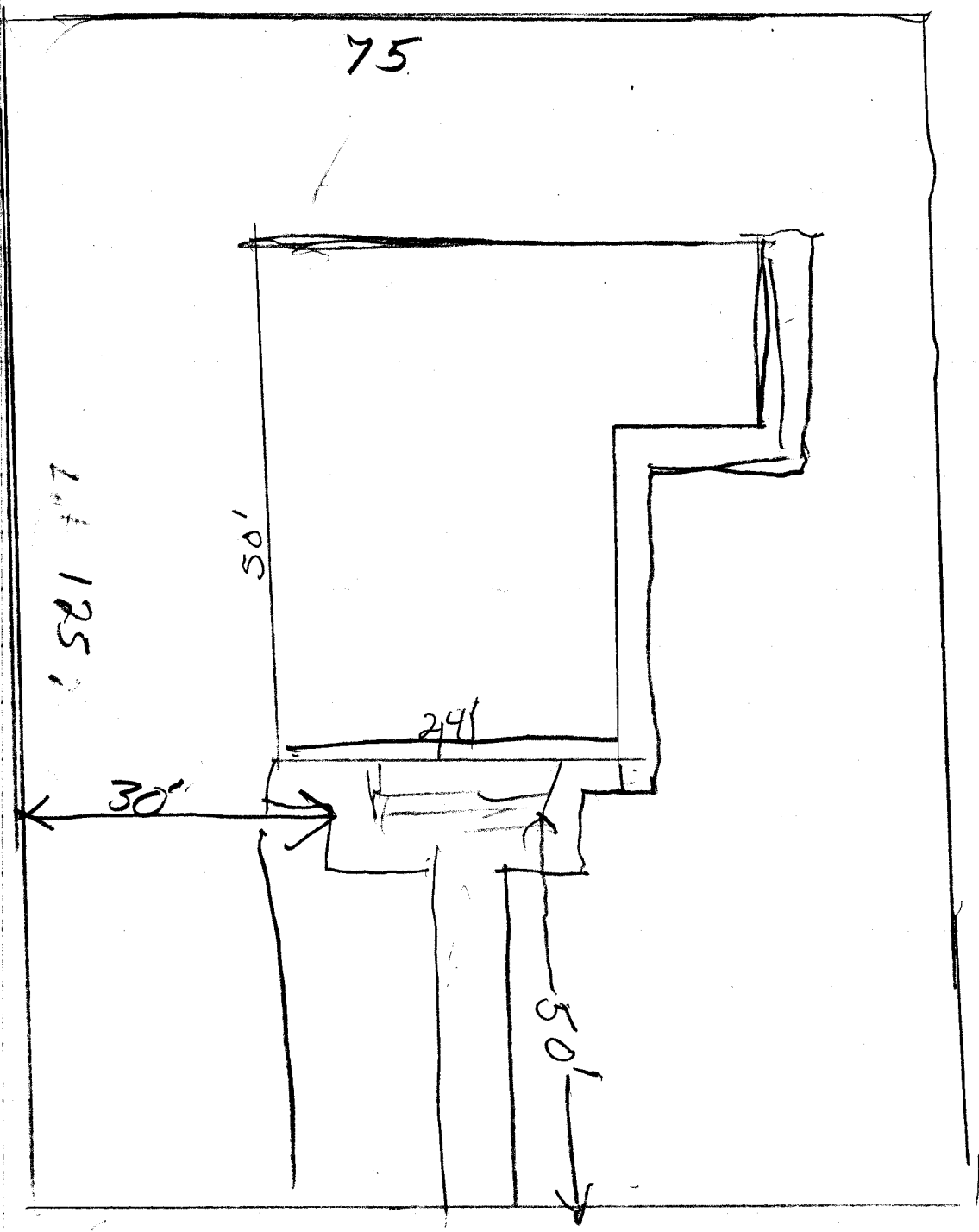
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

4/17/02

ACCEPTED *C. Faye Wilson*
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.

Maldonado



West Grand Ave