

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 53490



Your Bridge to a Better Community

BLDG ADDRESS 822 NOLAND SQ. FT. OF PROPOSED BLDGS/ADDITION 220 #
TAX SCHEDULE NO. 2945-231-15-012 SQ. FT. OF EXISTING BLDGS 1200
SUBDIVISION BERTON GARDEN lot 24 & 25 TOTAL SQ. FT. OF EXISTING & PROPOSED 12/20
FILING _____ BLK 6 LOT _____
NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) OWNER JESUS MALDONADO
(1) ADDRESS 822 NOLAND USE OF EXISTING BUILDINGS STORAGE/UTILITY
(1) TELEPHONE 970-263-4350 DESCRIPTION OF WORK & INTENDED USE STORAGE HOME & W/O UTILITY ROOM
(2) APPLICANT JESUS MALDONADO
(2) ADDRESS 822 NOLAND TYPE OF HOME PROPOSED:
(2) TELEPHONE 970-263-4350 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) STORAGE/UTILITY ADD-ON

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 I-1 Maximum coverage of lot by structures N/A
SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES _____ NO _____
or _____ from center of ROW, whichever is greater
Side 10' from PL, Rear 10' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions Expansion is less than 20% of existing sq of home which is allowed as non-conforming.
CENSUS _____ TRAFFIC _____ ANN# _____

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 Jesus Maldonado Date _____
Department Approval Jaye Nelson Date 3/6/02

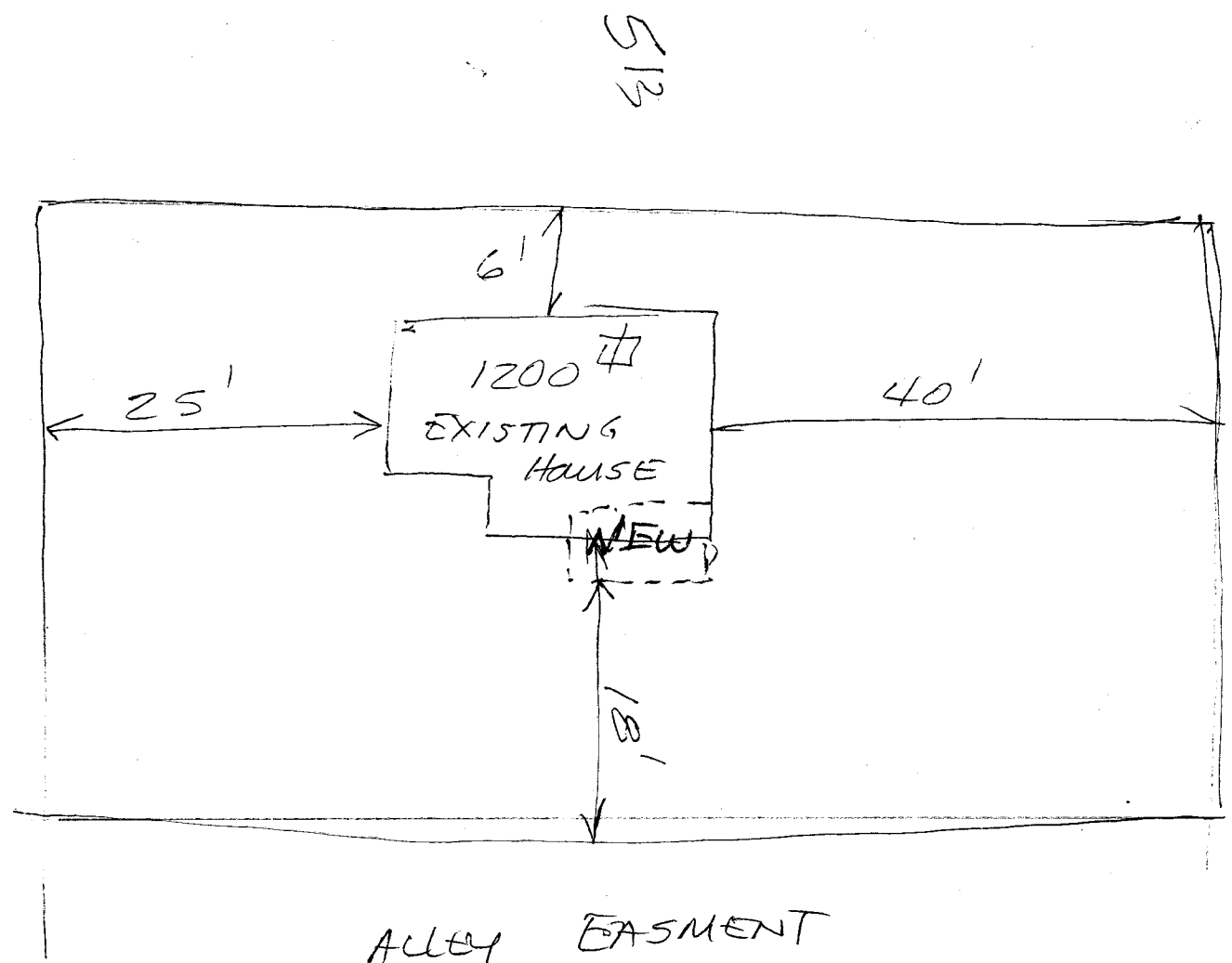
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>f. Bensey</u>		Date <u>3/6/02</u>

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)

2945-231-K-0-12
PRIME ZONE 1-1
D.15Z

ALLEY



← W NOLAND, E →

822 NOLAND

ACCEPTED 04/30/02
C. J. Taylor
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.

EAST
↓