


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

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

BLDG PERMIT NO. 90748



Your Bridge to a Better Community

55970-5134
 BLDG ADDRESS 1346 N. 23RD ST.

SQ. FT. OF PROPOSED BLDGS/ADDITION 1215 SF

TAX SCHEDULE NO. 2945-124-00-013

SQ. FT. OF EXISTING BLDGS 1200 SF.

SUBDIVISION _____

TOTAL SQ. FT. OF EXISTING & PROPOSED 2215

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 2 After: 3 this Construction

(1) OWNER VICENTE GUTIERREZ

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

(1) ADDRESS 1346 N. 23RD ST.

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-241-9574

DESCRIPTION OF WORK & INTENDED USE LIVING SPACE
 REMODAL & GARAGE

(2) APPLICANT JOSE GUTIERREZ

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

(2) ADDRESS 409 CHUOLOMA AVE

(2) TELEPHONE 970-241-9574

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5'/3' from PL, Rear 10'/5' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

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 Jose Gutierrez

Date 7-7-03

Department Approval Gayle Henderson

Date 7-7-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>nochg.</u>
Utility Accounting	<u>Dottie Vasquez</u>	Date	<u>7-7-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

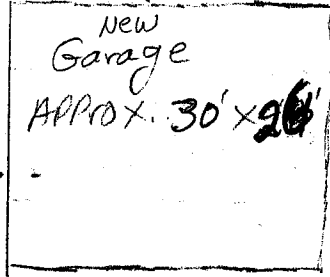
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

EASEMENT

8-6-03 Dayle Henderson
ACCEPTED

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.

40'



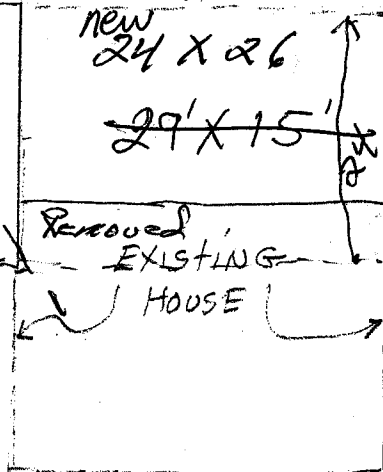
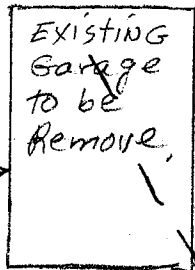
EXISTING wood fence

EXISTING wood fence

Property
1346 N. 23TH ST.

EXISTING SEWER

18' 26'



214'

7-7-03 Dayle Henderson
ACCEPTED
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.

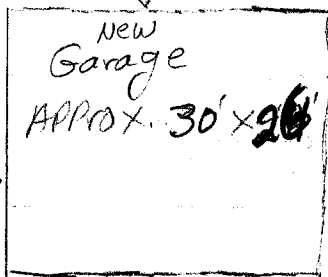
51'

N. 23TH street.

EA 100'

EASEMENT

40'

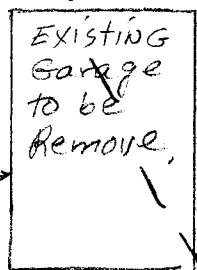


EXISTING wood Fence

EXISTING wood Fence

Property
1346 N. 23TH st.

EXISTING SEWER



29' x 15'

EXISTING HOUSE

214'

7-7-03

Daylan Henderson

ACCEPTED
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51'

N. 23TH street.

EA 100'