

Bldg Dept 244-1031

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 89181



Your Bridge to a Better Community

69059-734

BLDG ADDRESS 1048 Colorado SQ. FT. OF PROPOSED BLDGS/ADDITION 340

TAX SCHEDULE NO. 2945-144-23-013 SQ. FT. OF EXISTING BLDGS 848

SUBDIVISION Grand Jet TOTAL SQ. FT. OF EXISTING & PROPOSED 1188

FILING _____ BLK _____ LOT 1920

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

(1) OWNER Isaias Bravo

NO. OF BUILDINGS ON PARCEL
Before: 2 After: 3 this Construction

(1) ADDRESS 1048 Colorado

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 243-8217

DESCRIPTION OF WORK & INTENDED USE Open Carport

(2) APPLICANT Same

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

(2) ADDRESS _____

(2) TELEPHONE _____

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 R-0

Maximum coverage of lot by structures _____

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

Permanent Foundation Required: YES _____ NO _____

Side 3' from PL, Rear 3' from PL

Parking Req'mt 2

Maximum Height _____

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 Isaias Bravo

Date 4/9/03

Department Approval C. Jay Gibson

Date 4/9/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/Q No. <u>carport</u>
Utility Accounting <u>Dottie Kover</u>		Date <u>4-9-03</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)

City of Grand Junction GIS Zoning Map

Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

Flood Plain Information

- Floodway
- 100-Year Floodplain
- 500-Year Floodplain
- Outside 500-Year Flo...
- Between 100 & 500-y...
- Minimal flooding
- Deleted
- ZOOM IN FOR ZONI...

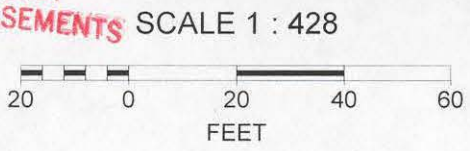
Highways

Air Photos

- 2002 Photos
- Streets 2



4/9/03
 C. Faye Gibson
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.



carport less 200\$ - No permit

