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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. 88319



Your Bridge to a Better Community

BLDG ADDRESS 690 Crosby Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 280 sq ft
 TAX SCHEDULE NO. 2945-152-00-007 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 280 sq ft
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) OWNER Juan F Venegas
 (1) ADDRESS 690 Crosby Ave USE OF EXISTING BUILDINGS STORAGE
 (1) TELEPHONE 9707242-7160 DESCRIPTION OF WORK & INTENDED USE STORAGE of Household Goods
 (2) APPLICANT Juan F Venegas TYPE OF HOME PROPOSED:
 (2) ADDRESS 690 Crosby Ave _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 9707242-7160 _____ Manufactured Home (HUD)
 _____ 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 C-1 Maximum coverage of lot by structures N/A
 SETBACKS: Front 15'/25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 40 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).

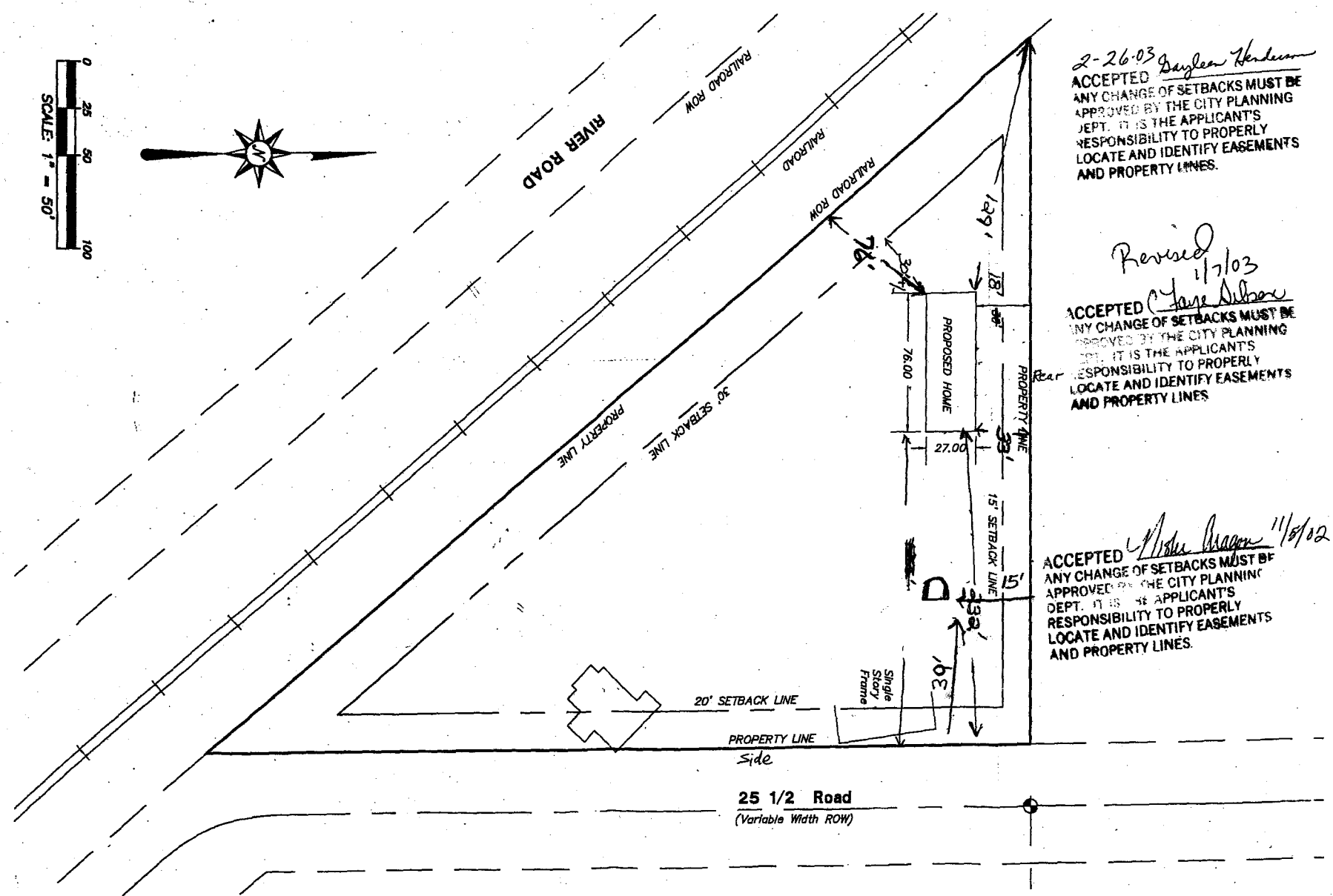
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Juan F. Venegas Date February 24, '03
 Department Approval _____ Date _____

| | | | |
|--|---------------------|-------------|---------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <u>X</u> | W/O No. _____ |
| Utility Accounting <u>[Signature]</u> | Date <u>2/26/03</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)



2-26-03 *Daylan Gordon*
 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.

Revised 1/7/03
Clare Wilson
 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.

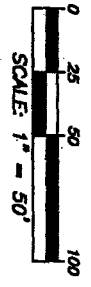
Alisa Brown 11/8/02
 ACCEPTED
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LANDesign
 SUBMITTALS - PLANNERS
 244 NORTH 7th STREET
 GRAND JUNCTION, COLORADO 81501 (970) 246-4088

690 *Crashly Ave*

VENEGAS SITE PLAN

SHEET 1 OF 1



25 1/2 Road
 (Variable Width ROW)