

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87708



Your Bridge to a Better Community

Existing acct 5439-29611

BLDG ADDRESS 2290 El Monte Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1300 (finishing basement)

TAX SCHEDULE NO. 2145-071-31-002 SQ. FT. OF EXISTING BLDGS 1500 (living area)

SUBDIVISION Vista Del Rio TOTAL SQ. FT. OF EXISTING & PROPOSED 2800

FILING 2 BLK 1 LOT 2 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER MARK A SWAIN NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2290 El Monte Ct. USE OF EXISTING BUILDINGS Living Space

(1) TELEPHONE 970 270 0532 DESCRIPTION OF WORK & INTENDED USE remodel living space into family room, den, bathroom, bedroom

(2) APPLICANT _____ TYPE OF HOME PROPOSED: Wet bar.

(2) ADDRESS _____ Site Built Manufactured Home (UBC)

(2) TELEPHONE _____ 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 PD Maximum coverage of lot by structures _____

SETBACKS: Front remodel only from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear _____ from PL
 Maximum Height _____

Parking Req't TR Special Conditions No Kitchen Allowed!

CENSUS _____ TRAFFIC _____ ANNEX# _____

Wet Bar only allows sink + small fridge!

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 _____ Date 1/7/03

Department Approval C. Taylor Wilson Date 1/7/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>C. Bensley</u>	Date <u>1/7/03</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)