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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 246 Ouray Ave SQ. FT. OF PROPOSED BLDGS/ADDITION ≈ 400 sq ft
 TAX SCHEDULE NO. 2945-142-35-013 SQ. FT. OF EXISTING BLDGS 858 sq ft
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED ≈ 1258 sq ft

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) OWNER David Vindiola USE OF EXISTING BUILDINGS SFR
 (1) ADDRESS 246 Ouray Ave

(1) TELEPHONE 256-9427 DESCRIPTION OF WORK & INTENDED USE Remove bath & Plaster
 (2) APPLICANT David Vindiola

(2) ADDRESS 2515 Garnet Ave TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE (970) 256-9427 _____ Manufactured Home (HUD)
 _____ X Other (please specify) Remodel of existing home

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) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 5/3 from PL, Rear 10/5 from PL Parking Req'mt _____

Maximum Height 35' Special Conditions Will need to come back in when remodel on house starts
 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 [Signature] Date 10/3/03

Department Approval [Signature] Date 10/3/03

Additional water and/or sewer tap fee(s) are required: YES	NO	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>10/3/03</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)