

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

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

BLDG PERMIT NO. None



Your Bridge to a Better Community

BLDG ADDRESS 1932 Rood Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 126 sq ft
~~1726 sq ft~~

TAX SCHEDULE NO. 2945-134-02014 SQ. FT. OF EXISTING BLDGS 825 sq ft

SUBDIVISION East Main St Add TOTAL SQ. FT. OF EXISTING & PROPOSED 951 sq ft

FILING _____ BLK 8 LOT 17

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

(1) OWNER PINEDO, JAVIER ANDROSA

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

(1) ADDRESS 1932 Rood Ave.

USE OF EXISTING BUILDINGS single family home

(1) TELEPHONE 243-5422

DESCRIPTION OF WORK & INTENDED USE addition to house

(2) APPLICANT _____

TYPE OF HOME PROPOSED:

(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 RMF-8

Maximum coverage of lot by structures 70% 70

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

Permanent Foundation Required: YES NO

Side 5' from PL, Rear 10' from PL

Parking Req'mt _____

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 Javier Pinedo

Date 5-19-03

Department Approval Dayleen Henderson

Date 5-19-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>IBensley</u>	Date	<u>5/19/03</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)

Grand Junction GIS Zoning Map



ROOD AV

1932 Rood

ACCEPTED *Gaylean Henderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING 5-19-03
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.