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

BLDG PERMIT NO.



Your Bridge to a Better Community

8481-5262

Q

BLDG ADDRESS 1380 N. 24th St. SQ. FT. OF PROPOSED BLDGS/ADDITION 704 sq ft
 TAX SCHEDULE NO. 2945-124-21-010 SQ. FT. OF EXISTING BLDGS 860 sq ft.
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 874 sq ft.
 FILING _____ BLK _____ LOT _____
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 4 After: 4 this Construction
 (1) OWNER Rudolph Colunga USE OF EXISTING BUILDINGS Residence
 (1) ADDRESS 1380 N. 24th St. DESCRIPTION OF WORK & INTENDED USE Awning
 (1) TELEPHONE 2425612 TYPE OF HOME PROPOSED:
 (2) APPLICANT Rudolph Colunga Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 1380 N 24th St Grand Jct. Co _____ Manufactured Home (HUD)
 (2) TELEPHONE 242-5612 _____ 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%
 SETBACKS: Front 20' 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 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

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 Rudolph Colunga Date 4/15/04
 Department Approval Misha Magan Date 4/14/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No
Utility Accounting <u>Other mail</u>	Date <u>4-14-04</u>		<u>Awning only</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

