

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

15627-2533 300 Oway
 22043-2534 518 N 3rd
 BLDG ADDRESS 300 Oway Ave

SQ. FT. OF PROPOSED BLDGS/ADDITION 1570

TAX SCHEDULE NO. 2945-142-34-016 SQ. FT. OF EXISTING BLDGS 1070

SUBDIVISION Grand Junction TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 58 LOT 31+32 NO. OF DWELLING UNITS:

(1) OWNER George Gatscos Before: _____ After: _____ this Construction

(1) ADDRESS 300 Oway Ave NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 640 9887 Before: 2 After: 2 this Construction

(2) APPLICANT _____ USE OF EXISTING BUILDINGS Home, Studio Apt

(2) ADDRESS _____ DESCRIPTION OF WORK & INTENDED USE Refinish inside of studio apartment

(2) TELEPHONE _____ TYPE OF HOME PROPOSED:

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) upgrade electrical & plumbing

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 _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

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

Maximum Height _____ Special Conditions existing sewer & water taps to unit built prior to 1976.

Studio does have existing kitchen. Not gone for more than 1yr

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 7/18/03 updated *CFH*

Department Approval [Signature] Date 7/18/03 10/26/04 revised

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO 518 N 2nd on GIS, but we are billing sep. sw/wtr</u>
Utility Accounting	<u>[Signature]</u>	Date <u>7/18/03</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)