

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

15862-4174 El TAPATIO

Building Address 1145 NORTH AVE

No. of Existing Bldgs 1

No. Proposed 1

Parcel No. 2945-141-06-025

Sq. Ft. of Existing Bldgs _____

Sq. Ft. Proposed 120 #

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name JOHN BALLON

Address P.O. Box 150

City / State / Zip Silt, CO 81652

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Other (please specify): STORAGE SHED

APPLICANT INFORMATION:

Name FRANCISCO ESPINOZA

Address 1145 NORTH AVE.

City / State / Zip GRAND Jct., CO 81501

Telephone (970) 245-6429

*TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (HUD)
- Other (please specify): Pre-Fabricated STORAGE SHED

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 C-1

Maximum coverage of lot by structures NA

SETBACKS: Front 25' from property line (PL)

Permanent Foundation Required: YES _____ NO X

Side 0' from PL Rear 10' from PL

Parking Requirement 2

Maximum Height of Structure(s) 40'

Special Conditions _____

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

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 Francisco Espinoza Date JAN 06 06

Department Approval [Signature] Date 1-6-06

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. No Arg in line

Utility Accounting CM Cole Date 1/6/06

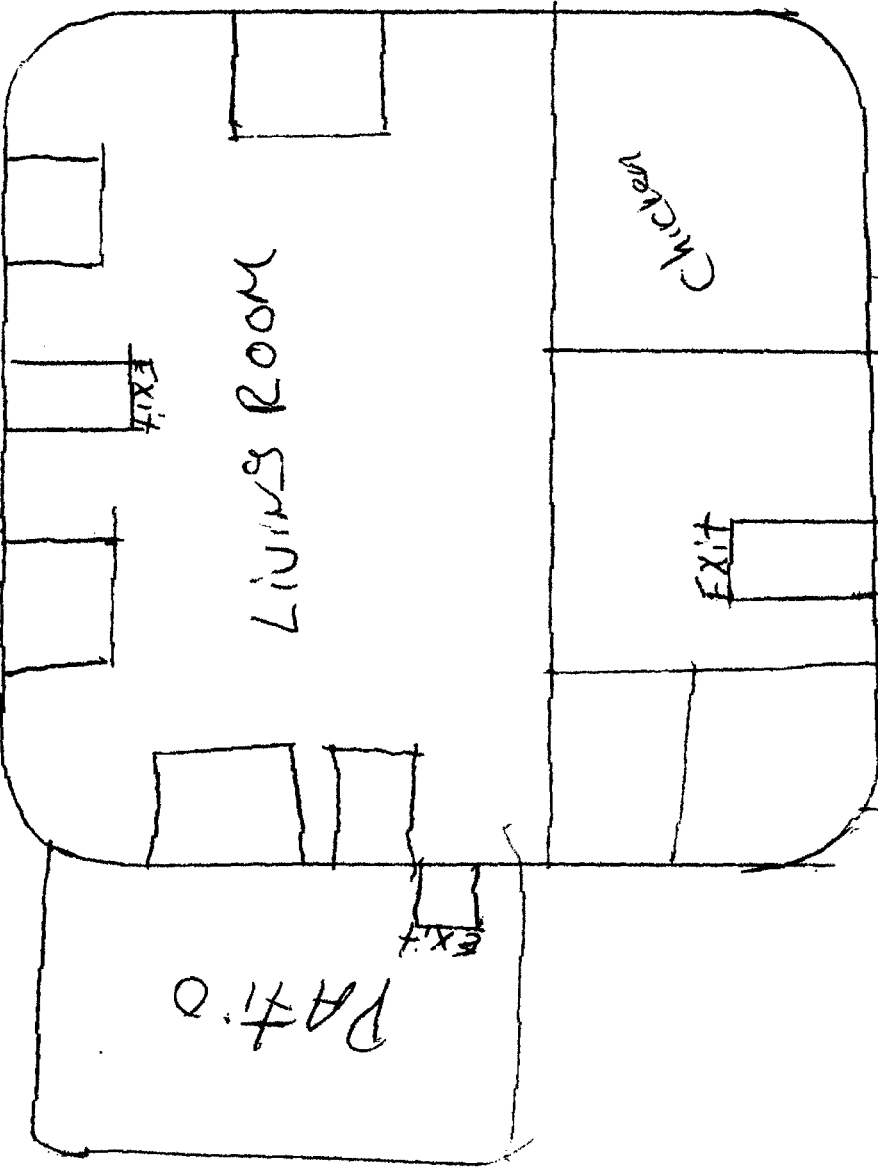
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FRONT 1145 NORTH AVE

EL TAPATIO MEXICAN RESTAURAN

ACCEPTED Alvin Wagner 1-6-66
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



PATIO

LIVING ROOM

Kitchen

PARKING

PARKING

PARKING