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

BLDG PERMIT NO. 90102



Your Bridge to a Better Community

BLDG ADDRESS 402 Rockaway Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 410 sq ft  
 TAX SCHEDULE NO. 2945-154-28-041 SQ. FT. OF EXISTING BLDGS 880  
 SUBDIVISION Crawford Subd TOTAL SQ. FT. OF EXISTING & PROPOSED 1290  
 FILING \_\_\_\_\_ BLK 2 LOT 25, 26, 27 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Charles Cordova NO. OF BUILDINGS ON PARCEL  
 Before: 3 After: 3 this Construction  
 (1) ADDRESS 402 Rockaway Ave USE OF EXISTING BUILDINGS Shed and garage  
 (1) TELEPHONE (970) 242-5888 DESCRIPTION OF WORK & INTENDED USE Living Space  
 (2) APPLICANT Charles Cordova TYPE OF HOME PROPOSED:  
 (2) ADDRESS 402 Rockaway Ave  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE (970) 242-5888  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%  
 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 2  
 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 Charles A Cordova Date 3/19/03  
 Department Approval Misha Dagon Date 3/19/03

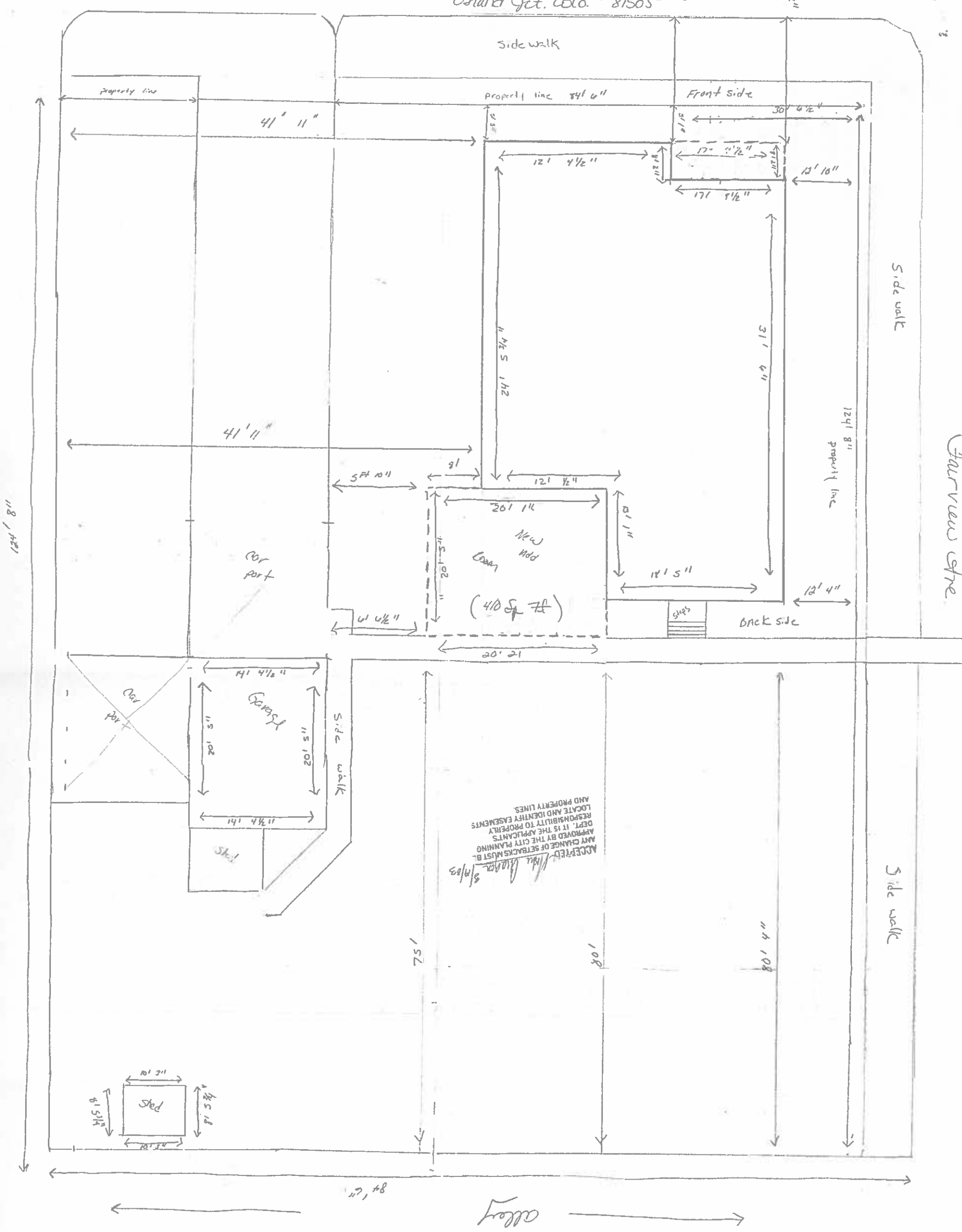
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>3/19/03</u>		

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

Rockaway Ave.

(970) 242-5888

402 Rockaway  
Grand Jct. Colo. 81505



ACCEPTED: [Signature] 8/1/03  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Alloy