

FEES \$ 5.00

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

1006-0440-04-6 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 470 Park Ave. TAX SCHEDULE NO. 2945-154-26-009
 SUBDIVISION Crawford SQ. FT. OF PROPOSED BLDG(S)/ADDITION 640
 FILING _____ BLK 4 LOT 42 to 45 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Sunshine Springer NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS PO Box 190 Bennet CO
 (1) TELEPHONE _____ NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT Ben Ortiz USE OF EXISTING BLDGS home - storage
 (2) ADDRESS 470 Park DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-5407 carport

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 15' from PL -3' acces. Special Conditions _____
 Maximum Height _____
 CENSUS TRACT 9 TRAFFIC ZONE 43

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

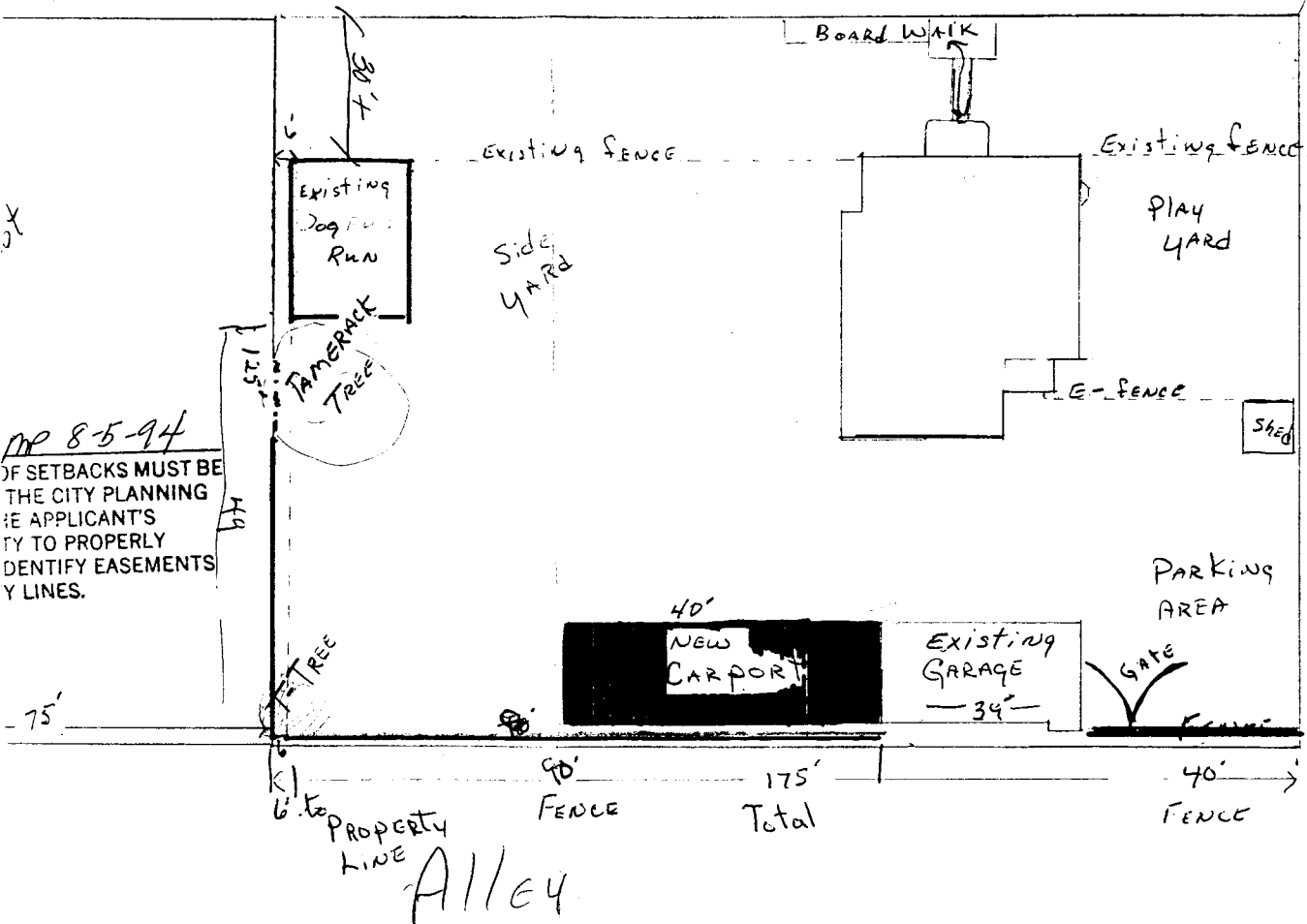
Applicant Signature Ben Ortiz Date Aug 4-94
 Department Approval Marcia Putsy Date 8-5-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A
 Utility Accounting Melanie Fowler Date 8-5-94
no change use

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

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

PARK AVE.



MP 8-5-94
OF SETBACKS MUST BE
THE CITY PLANNING
THE APPLICANT'S
TO PROPERLY
IDENTIFY EASEMENTS
BY LINES.

75'

6' to
PROPERTY
LINE

Alley

90'
FENCE

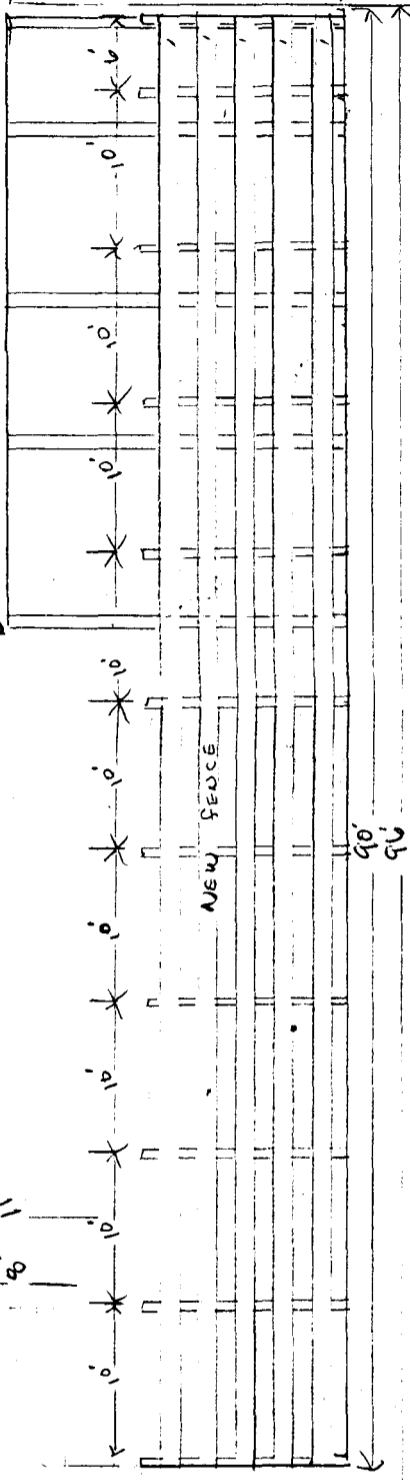
175'
Total

40'
FENCE

PROPERTY LINE

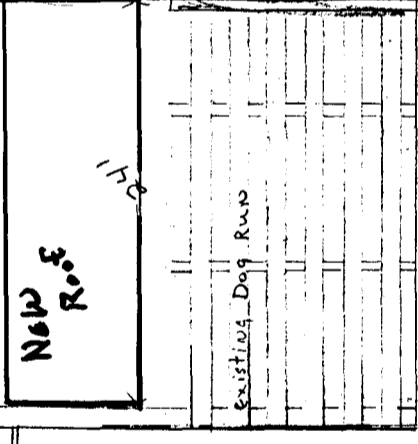


NEW CARPORT



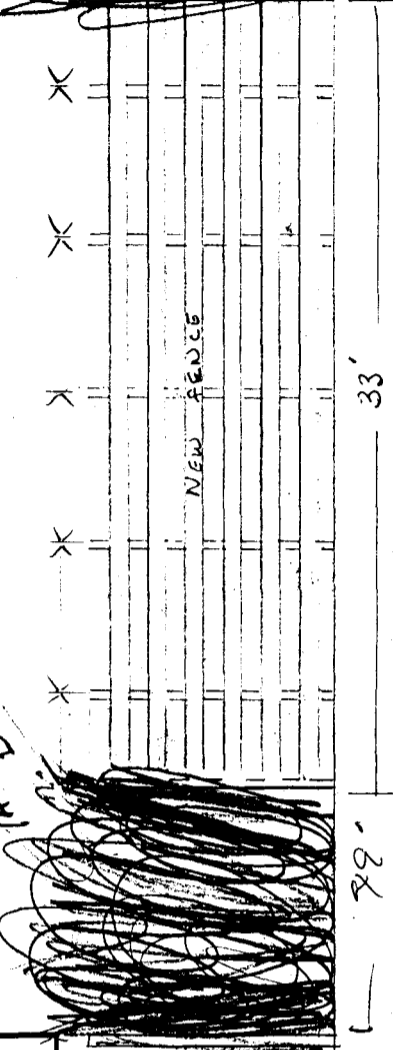
E-GARAGE-SHE
FACING ALLEY
(OR) EAST

Ground Level



JAM BRUSH

JAM BRUSH



33'

79'