

FEE \$ 10.00

BLDG PERMIT NO. 51964

TCP - \$500.00

Refunded 1/95

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 408 West Curay TAX SCHEDULE NO. 2945-151-00-105
 SUBDIVISION Carpenter SQ. FT. OF PROPOSED BLDG(S)/ADDITION 76 x 16
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Amy Cordara NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 408 West Curay NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-5888 USE OF EXISTING BLDGS _____
 (2) APPLICANT Amy Cordara DESCRIPTION OF WORK AND INTENDED USE: Place
 (2) ADDRESS 402 Rockaway modular home.
 (2) TELEPHONE 242-5888

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 RMF-64 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20 from property line (PL) or 45 from center of ROW, whichever is greater
 Parking Req'mt 2 spaces
 Side 10 from PL Rear 20 from PL Special Conditions Modular must meet UBC or HUD and be placed on permanent foundation
 Maximum Height 36 CENSUS TRACT 9 TRAFFIC ZONE 11

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 Amy Cordara Date 5-01-95
 Department Approval Kathy Porter Date 5-1-95

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. WATER - #8277 Sewer - 9/F #8276
 Utility Accounting Millie Fowler Date 5-1-95

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)

-N- ↑

← 75' →

ALLEY ↑

2 1/2' 6" ↓

← 16' →

← 15' →

← 125' →

← 80' →
76'

RESIDENTIAL
BUILDING
HOME

← 80' →
76'

← 19' →
44'

← 16' →

2 1/2' 6" ↓

ACCEPTED KP 5/1/95
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.

408 W. QUAY

2945-151-00-105