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BLDG PERMIT NO. 60010

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

4002 0850 042

BLDG ADDRESS 1680 Laveta St TAX SCHEDULE NO. 2945-233-06-013  
 SUBDIVISION Orchard Mesa Heights SQ. FT. OF PROPOSED BLDG(S)/ADDITION 816 sq ft  
 FILING \_\_\_\_\_ BLK 2 LOT 28129 SQ. FT. OF EXISTING BLDG(S) N/A  
 (1) OWNER RON C KAZMIERCZAK NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1680 LAVETA ST  
 (1) TELEPHONE 970-242-6246 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Weaver Remodeling USE OF EXISTING BLDGS carport + storage  
 (2) ADDRESS PO Box 40976 Byt Co DESCRIPTION OF WORK AND INTENDED USE: 2 CAR  
CAR PORT - Storage Bldg -  
 (2) TELEPHONE 970-245-2589

**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-16 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 10' from PL Rear 10' from PL  
 Maximum Height \_\_\_\_\_  
 CENSUS 13 TRAFFIC 80 ANN# \_\_\_\_\_

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).

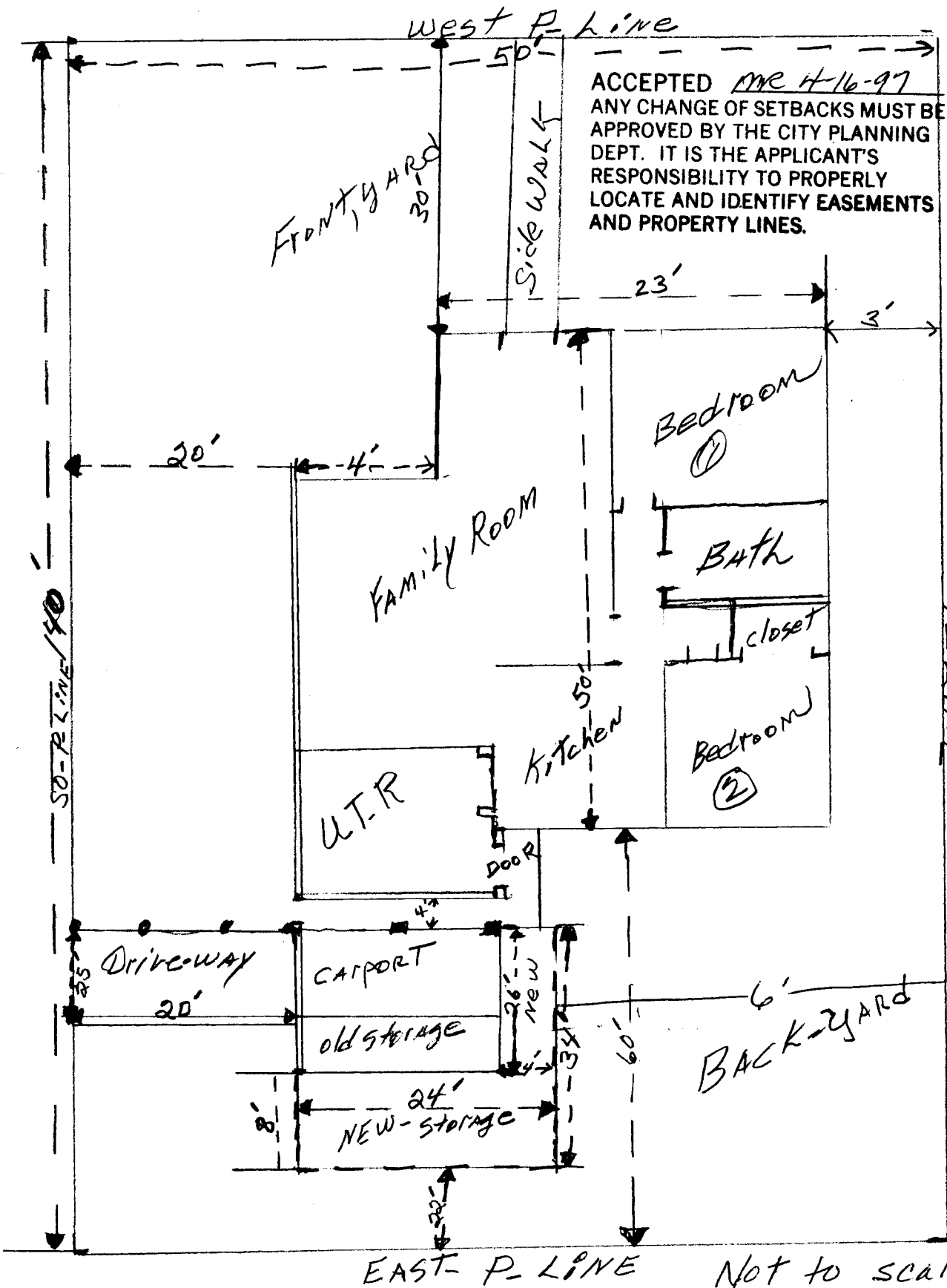
Applicant Signature Marcia Babideaux Date 4-16-97  
 Department Approval Marcia Babideaux Date 4-16-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No NO CHANGES  
 Utility Accounting A. Adams Date 4-16-97

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

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

1680  
LAVETA ST



Not to scale -  
measurements are  
accurate.