

FEE \$	10
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 611012

1006-0140-166

**PLANNING CLEARANCE**

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



BLDG ADDRESS 433 Rockaway Av. TAX SCHEDULE NO. 2945-154-27-005  
 SUBDIVISION Crawfords SQ. FT. OF PROPOSED BLDG(S)/ADDITION 170<sup>sq</sup> foot - 4 inch  
 FILING \_\_\_\_\_ BLK 3 LOT AH 1819 SQ. FT. OF EXISTING BLDG(S) 874 sq. foot.  
 (1) OWNER Dolores Morales NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 433 Rockaway ave  
 (1) TELEPHONE 256-7961 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Dolores Morales USE OF EXISTING BLDGS Home  
 (2) ADDRESS 433 Rockaway ave DESCRIPTION OF WORK AND INTENDED USE: addition  
 (2) TELEPHONE 256-7961 to house.

**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 RSF-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or 45' from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL Special Conditions EXEMPT FROM FLOODPLAIN  
 Maximum Height 32' CERTIFICATE PER SECTION 5-8-5B.1  
 CENSUS 9 TRAFFIC 101 ANNEX# OF CITY CODE

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).

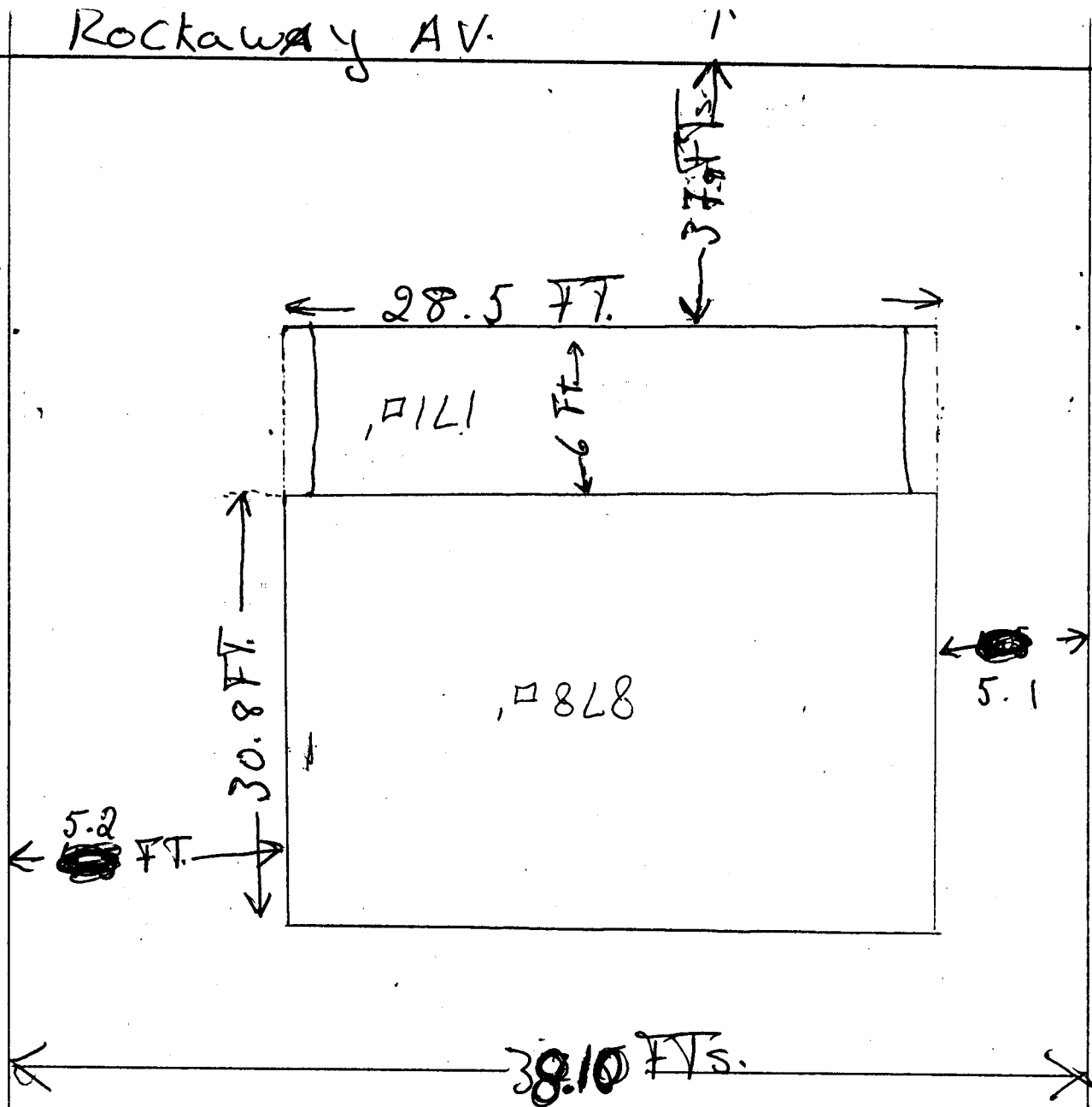
Applicant Signature Dolores Morales Date 8-14-97  
 Department Approval [Signature] Date 8/14/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
 Utility Accounting [Signature] Date 8-14-97

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)

Rockaway AV.



## Floodplain Exemptions

1. 433 Rockaway  
building address

2. 2945-154-27-004  
tax schedule #

3. 080117-0006 E  
Community-Panel Number from Flood Insurance Rate Map (FIRM)

4. Zone X; Zone AE  
Floodplain Zone as shown on FIRM

5. Dolores Morales  
~~33 foot 8 inch~~  
owner or applicant (shown on planning clearance)

6. 256-7961  
telephone #

7. 878 sq' ~~7.30 foot 8 inch~~ 878 sq'  
square foot of home (before construction)

8. ~~36 foot 8 inch~~ 171 sq'  
square foot of addition

9. 24,000  
value of home (before construction)

10. ~~3,000~~<sup>14</sup> 7866  
value of addition (~~46 per sq~~)

### Notes:

- Value of addition must be less than 50% of value of home for an exemption.
- Gross or net square footage may be used but must be consistent for items 7 & 8.
- Value may be determined from any reliable source, such as an appraisal, tax assessor information, or a realtor or contractors estimate. FEMA doesn't have a standard for which source is used.
- Flood Insurance Rate Maps (FIRM) and tax schedule numbers are available at the Community Development Department at 250 North 5th Street.
- If an addition or improvement to a residential structure is not "substantial" per the definition in 5-8-2, neither an elevation certificate or a floodplain permit is required. However, note on the planning clearance that the improvement is located in the floodplain but is exempt from floodplain requirements.

To the best of my knowledge, the information provided above is true and correct. I have read the requirements for floodplain exemptions and based on the value of the proposed construction being less than 50% of the value of the structure before start of construction, this construction is exempt from floodplain regulations.

Dolores Morales  
owner or applicant

8-14-97  
date

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