

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60639

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

BLDG ADDRESS 510 Rockaway Ave. TAX SCHEDULE NO. 2945-154-28-008
 SUBDIVISION Crawford Sub Amend. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 193.6 #
 FILING _____ BLK 2 LOT 52 lot 38 & 39 SQ. FT. OF EXISTING BLDG(S) H=621, Shed=144 s.f.
 (1) OWNER Herlinda Benteria NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 510 Rockaway Ave.
 (1) TELEPHONE (970) 243-5623 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Jose Benteria USE OF EXISTING BLDGS House, storing
 (2) ADDRESS 510 Rockaway Ave. DESCRIPTION OF WORK AND INTENDED USE: Adding
 (2) TELEPHONE (970) 243-5623 on storage shed to store things.

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 _____ from center of ROW, whichever is greater
 Side 3' to eave from PL Rear 3' to eave from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 9 TRAFFIC 101 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 Joe Benteria Date 6-3-97

Department Approval Sevts Castellano Date 6-3-97

Additional water and/or sewer tap fee(s) are required. YES _____ NO X W/O No. 106-0030-05-2

Utility Accounting Chunhua Date 6-3-96

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)

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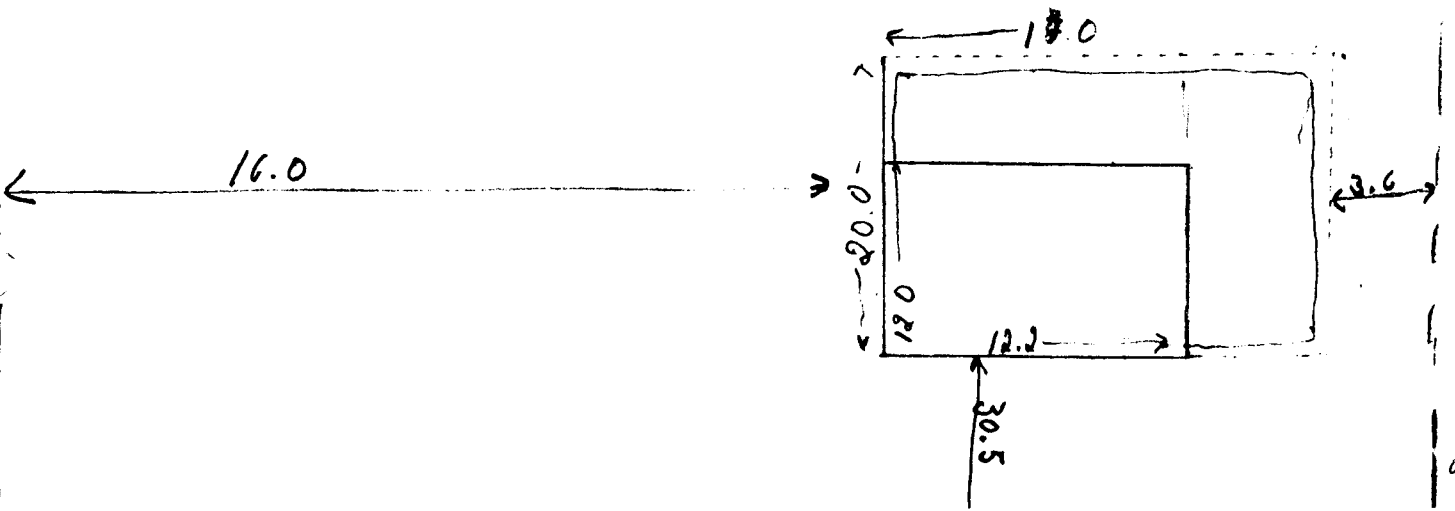
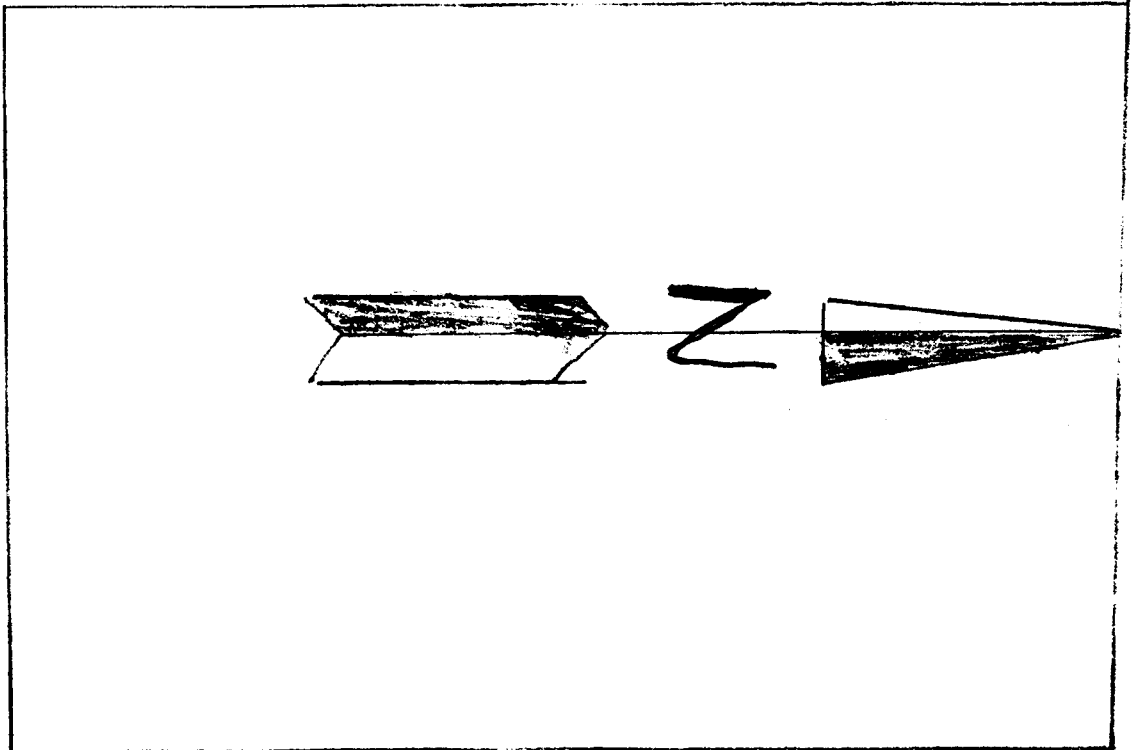
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510 Rockaway

ACCEPTED SLC 6/3/97
ANY CHANGE OF SETBACKS MUST BE
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RESPONSIBILITY TO PROPERLY
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