

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. no permit needed

2014-3040-11-8

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1306 Walnut TAX SCHEDULE NO. 2945-122-02-008
 SUBDIVISION N.W. Smith Add to City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 90'
 FILING BLK 3 LOT 10 W10' of 9 SQ. FT. OF EXISTING BLDG(S) 900'
 (1) OWNER George Garcia NO. OF DWELLING UNITS
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 305 Ridgewood Dr
 (1) TELEPHONE 1-970-245-1302 NO. OF BLDGS ON PARCEL
 BEFORE: One AFTER: Two THIS CONSTRUCTION
 (2) APPLICANT Jose U. Lirio, Agent USE OF EXISTING BLDGS STORAGE DUPLEX
 (2) ADDRESS 305 Ridgewood Dr DESCRIPTION OF WORK AND INTENDED USE: STORAGE
 (2) TELEPHONE 1-970-245-1302 FOR EACH UNIT

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/unit
 or 45' 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 6 TRAFFIC 28 ANNEX# _____

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 Jose U. Lirio Date 7-7-97
 Department Approval Anta Castella Date 7-7-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 MONTHLY CHARGE CHANGED TO 1.44 - NO ADD'L PIF REQUIRED OK 7/7/97
 Utility Accounting Abundant Date 7-7-97

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)

3th,

ACCEPTED SLC 7/7/97
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.



STRE

