

FEE \$	10 ⁻
TCP \$	500 ⁰⁰
SIF \$	—



BLDG PERMIT NO. 05033

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2454 Cortland Av. TAX SCHEDULE NO. 2945-011-~~001~~-001⁴³
 SUBDIVISION Cortland Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2097
 FILING — BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Keith Lenard NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 626 29 Rd. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-7275 USE OF EXISTING BLDGS None
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: Old Garage
 (2) ADDRESS _____ Torn down - New structure is Residence
 (2) TELEPHONE _____

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 PR-4.2 Maximum coverage of lot by structures _____
 SETBACKS: Front ~~25'~~ from property line (PL) Parking Req't 2
 or 25' from center of ROW, whichever is greater
 Side 5' from PL Rear 10' from PL Special Conditions Cannot build on
 Maximum Height 27' easement
 CENSUS 10 TRAFFIC 21 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 Keith Lenard Date 4-30-98

Department Approval L. Valdez Date 5-5-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11267

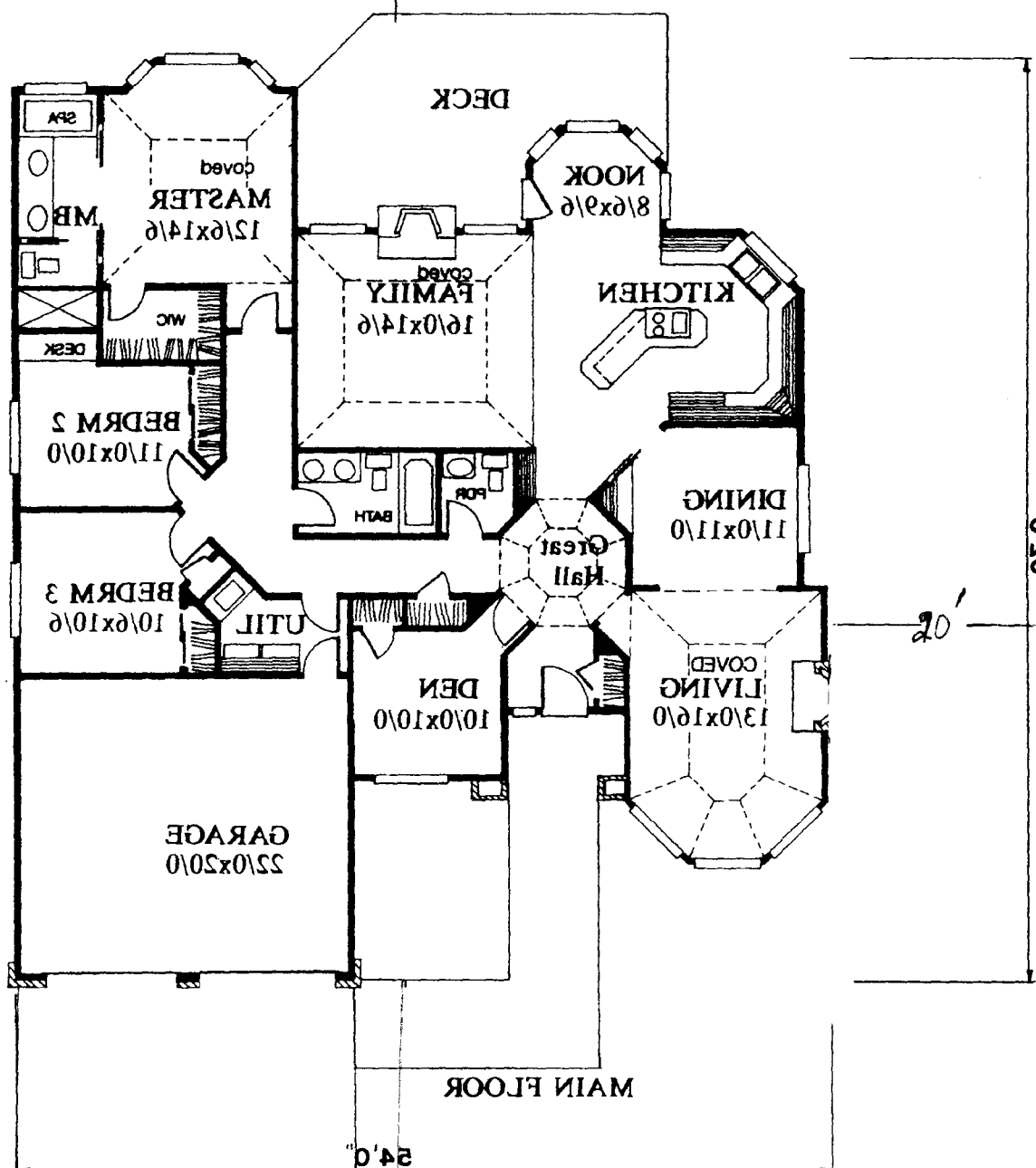
Utility Accounting Richardson Date 5-5-98

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)

86' NORTH

12'



ACCEPTED ~~XV~~ 55-98
 ANY CHANGE OF CHECKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Driveway

DRIVEWAY LOCATED
 OK.
 [Signature]
 5/1/98

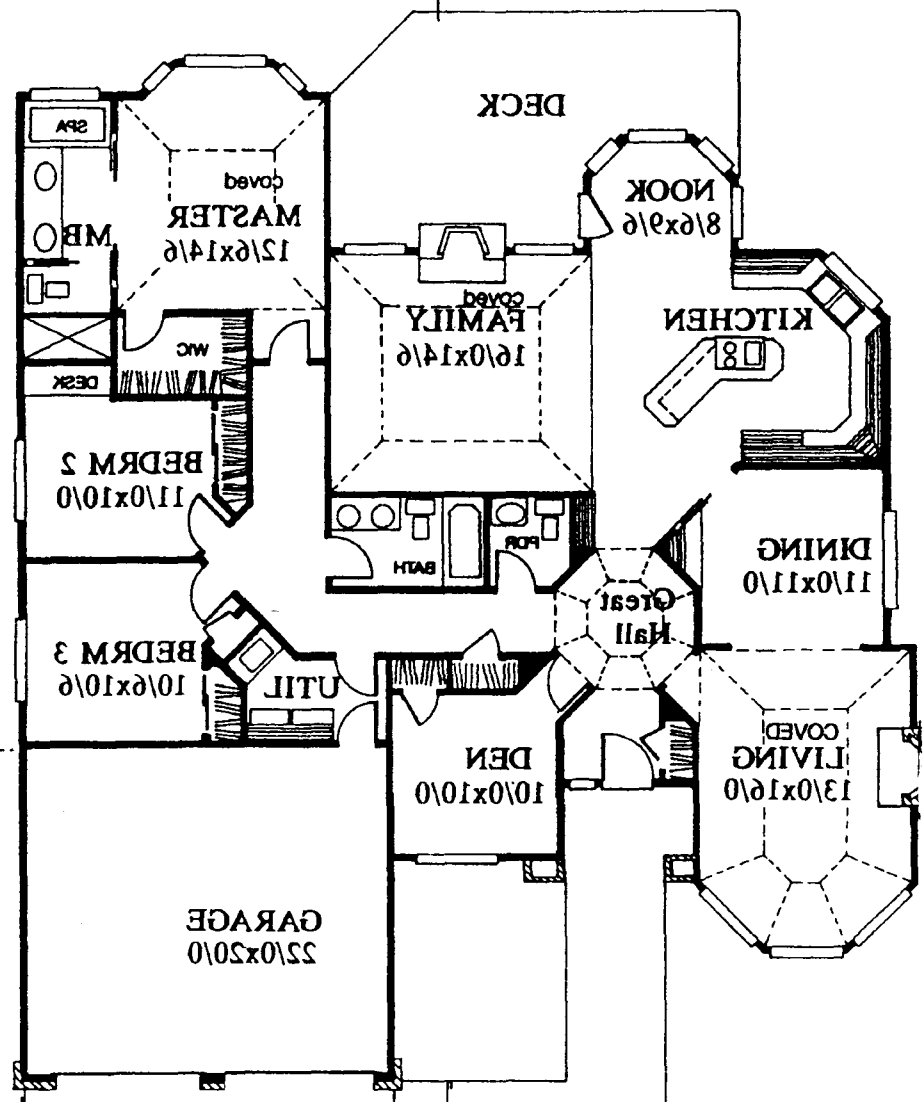
Corthand Ave SOUTH

95'

102'

Amenuded
 ACCEPTED SLC 7-31-98
 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.

ACCEPTED XV 555-98
 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.



21

24'0"

20'

65'0"

Driveway

30'0"

DRIVEWAY LOCATION
 OK
W. Schick
 5/1/98

Cortland Ave SOUTH