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BLDG PERMIT NO. N/A

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 470 Park Ave TAX SCHEDULE NO. 2945-154-26-009  
 SUBDIVISION Crawford Sub Amend SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8x10  
12x14  
 FILING BLK 4 LOT 42-45 SQ. FT. OF EXISTING BLDG(S) 1298 total  
 (1) OWNER Karen Ortiz NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 470 Park Ave  
 (1) TELEPHONE 243-5407 NO. OF BLDGS ON PARCEL  
 BEFORE: 3 AFTER: 5 THIS CONSTRUCTION  
 (2) APPLICANT same USE OF EXISTING BLDGS Home/Garage/Sheed  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: 8x10 shed  
 (2) TELEPHONE \_\_\_\_\_ 12x14 gazebo (existing)

**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 \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 3' to eave from PL Rear 3' to eave from PL  
 Maximum Height 32'  
 CENSUS 9 TRAFFIC 10/ 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 Karen Cuban Ortiz Date 6-15-98  
 Department Approval Antonia J. Castello Date 6-15-98

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 1999-1241

Utility Accounting Colombia Date 6-15-98

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)

