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BLDG PERMIT NO. 4677

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

05-08

BLDG ADDRESS 285 1/2 TEXAS TAX SCHEDULE NO. 2943-074-1-1068

SUBDIVISION Cottonwood Meadows Est SQ. FT. OF PROPOSED BLDG(S)/ADDITION 343

FILING _____ BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) 710-980

(1) OWNER Leon Barberon NO. OF DWELLING UNITS BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 2910 Orchard AVE NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 2413030 USE OF EXISTING BLDGS HOME & Garage

(2) APPLICANT Leon Barberon DESCRIPTION OF WORK AND INTENDED USE: Garage

(2) ADDRESS AT for car storage

(2) TELEPHONE 2413030

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) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 3' from PL Rear 3' from PL Special Conditions _____

Maximum Height 32' CENSUS 6 TRAFFIC 30 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 Leon Barberon Date 4/7/98

Department Approval Ante Castella Date 4.7.98

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

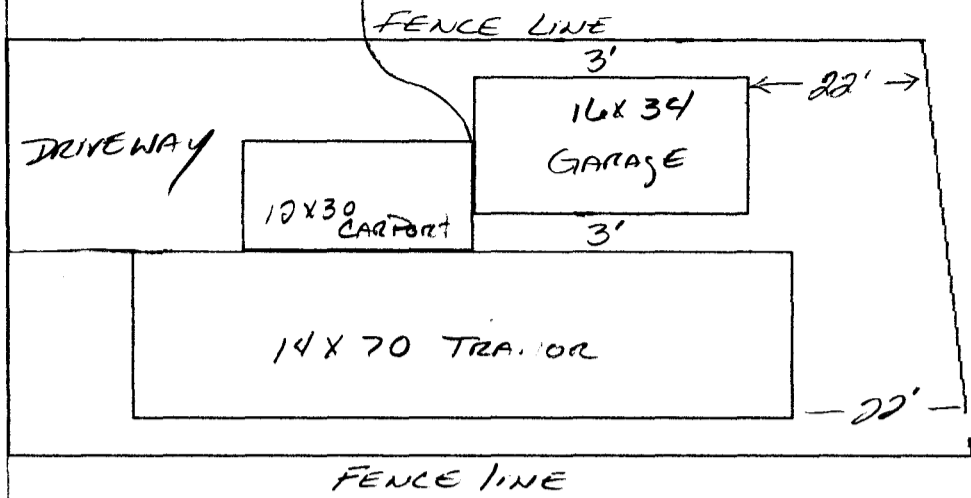
Utility Accounting Dodie Overholt Date 4/7/98

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)

TEXAS AVE.
2856'S

Not attached



Cottonwood Park

ACCEPTED SLC 4.7.98
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.