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BLDG PERMIT NO.	64677
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## 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)	780
(1) OWNER	Leon Barker	NO. OF DWELLING UNITS	
(1) ADDRESS	2910 Orchard Ave	BEFORE: 1 AFTER: 2	THIS CONSTRUCTION
(1) TELEPHONE	241 3030	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	Leon Barker	BEFORE: 1 AFTER: 2	THIS CONSTRUCTION
(2) ADDRESS	11	USE OF EXISTING BLDGS	HOME B. Garage
(2) TELEPHONE	241 3030	DESCRIPTION OF WORK AND INTENDED USE:	Garage
			for car storage

**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'	Parking Req'mt	
or	45' from center of ROW, whichever is greater	Special Conditions	
Side	3' from PL		
Rear	3' from PL		
Maximum Height	32'	CENSUS	6
		TRAFFIC	30
		ANNX#	

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 Barker	Date	4/7/98
Department Approval	Ante Castella	Date	4.7.98

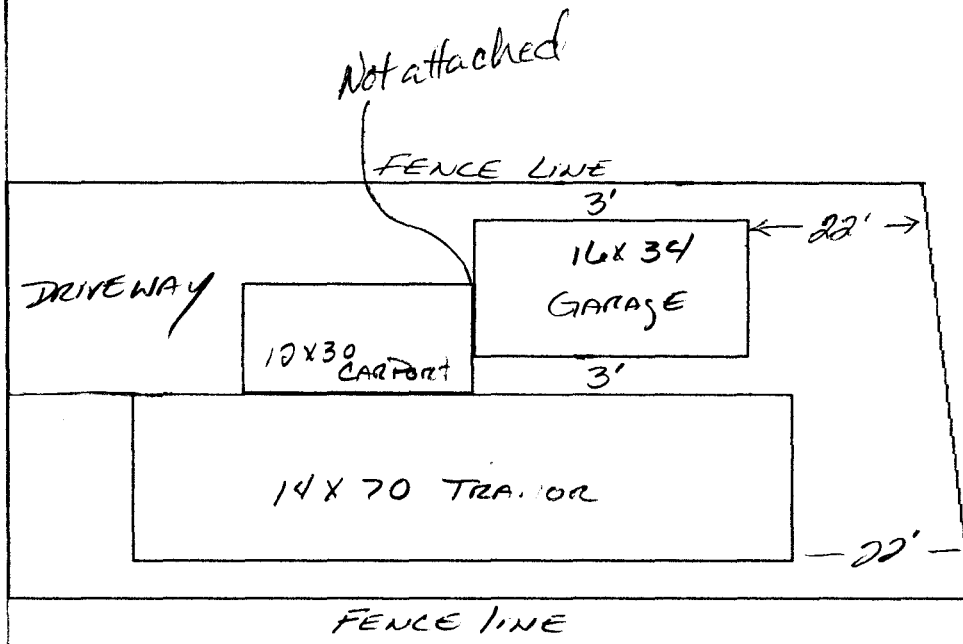
Additional water and/or sewer tap fee(s) are required: YES ☐ NO ☒ W/O No. ☐

Utility Accounting	Wdi Overholt	Date	4/7/98
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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.  
9856'S



Cottonwood Park

ACCEPTED SIC 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.