

FEE \$	10.00
TCP \$	NA
SIF \$	NA



BLDG PERMIT NO.	71605
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS	<u>319 W. Oway</u>	TAX SCHEDULE NO.	<u>2945-151-04-004</u>
SUBDIVISION	<u>Tresillo</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>675.75</u> 680.45
FILING BLK	<u>NA</u> LOT <u>1</u>	SQ. FT. OF EXISTING BLDG(S)	<u>1617.6</u>
(1) OWNER	<u>Juanita & John Tresillo</u>	NO. OF DWELLING UNITS	BEFORE: <u>8</u> AFTER: <u>8</u> THIS CONSTRUCTION
(1) ADDRESS	<u>323 West Oway</u>	NO. OF BLDGS ON PARCEL	BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>341-3248</u>	USE OF EXISTING BLDGS	<u>None</u>
(2) APPLICANT	<u>Juanita & John Tresillo</u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>2 bedrooms</u> <u>addition to home.</u>
(2) ADDRESS	<u>323 West Oway</u>		
(2) TELEPHONE	<u>341-3248</u>		

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	<u>RMF-24</u>	Maximum coverage of lot by structures	<u>60%</u>
SETBACKS: Front	<u>30</u> from property line (PL)	Parking Req'mt	<u>NA</u>
or	from center of ROW, whichever is greater	Special Conditions	
Side	<u>10</u> from PL		
Rear	<u>20</u> from PL		
Maximum Height	<u>36</u>	CENSUS	<u>9</u> TRAFFIC <u>11</u> ANN#

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 John Tresillo Date 8/19/19

Department Approval Kristen Adkins Date 8/19/19

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Existing (Oct-13)

Utility Accounting Banca Date 8/19/19

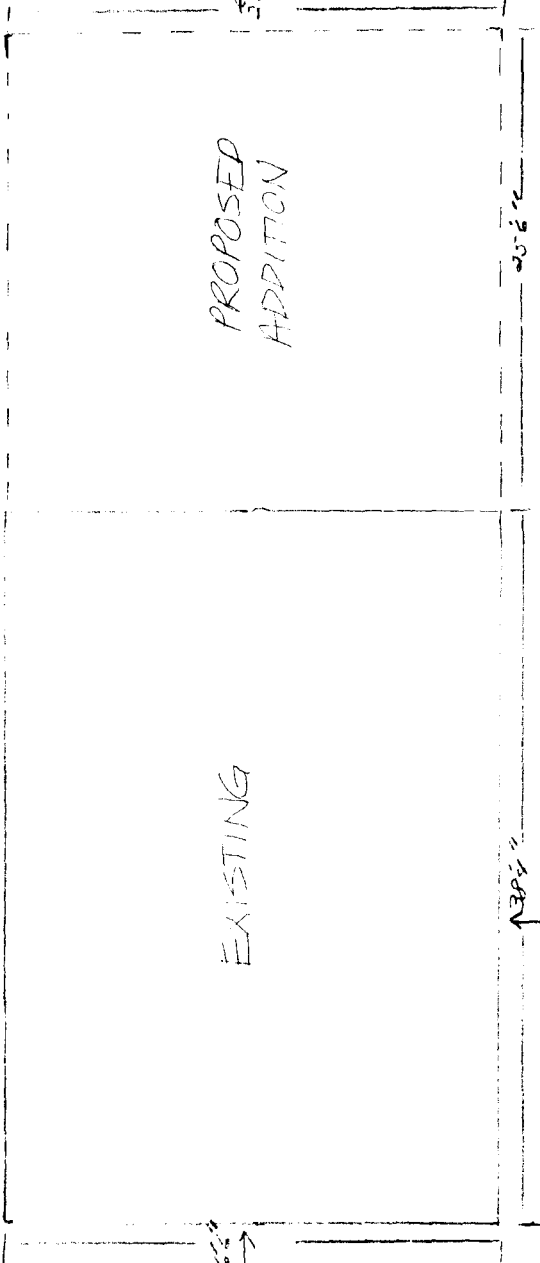
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PEACH

100'

32'



PROPOSED
ADDITION

EXISTING

38'

13'

25'

75'

55'

6/18/99
KKA

West Orange