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BLDG PERMIT NO. 68718

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 510 Rockway Ave TAX SCHEDULE NO. 2945-154-28-008
SUBDIVISION Crawford Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8x22
FILING BLK 2 LOT 1/2 of 38, 39 SQ. FT. OF EXISTING BLDG(S) 23'± x 27'
(1) OWNER Herlinda Reuteria NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 510 Rockway Ave NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
(1) TELEPHONE 243-5623 USE OF EXISTING BLDGS Home
(2) APPLICANT Samie Jose Reuteria DESCRIPTION OF WORK AND INTENDED USE:
(2) ADDRESS Same residential addition
(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 RSF-8 Maximum coverage of lot by structures _____
SETBACKS: Front 20 from property line (PL) Parking Req'mt _____
or 45 from center of ROW, whichever is greater Special Conditions _____
Side 5' from PL Rear 15' from PL
Maximum Height 32' CENSUS 9 TRAFFIC 101 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 [Signature] Date 2-16-99
Department Approval Ronnie Edwards Date 2-16-99

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

Utility Accounting K Duncan Date 2/16/99

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)

510 Rockaway Ave.

ACCEPTED *Ronnie* 2/16/99
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.

