

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79600



Your Bridge to a Better Community

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BLDG ADDRESS 844 Ouray Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 396

TAX SCHEDULE NO. 2945-141-34-015 SQ. FT. OF EXISTING BLDGS 3018.02

SUBDIVISION City of G.J. TOTAL SQ. FT. OF EXISTING & PROPOSED 3414.02

FILING — BLK 63 LOT 21422 NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction

(1) OWNER Richard J. Cardenas (CARDENAS) NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) ADDRESS 844 Ouray Ave USE OF EXISTING BUILDINGS Residence + Storage/Workshop

(1) TELEPHONE 970 242 0355 DESCRIPTION OF WORK & INTENDED USE Build Garage - Keep Cars inside

(2) APPLICANT Richard Cardenas TYPE OF HOME PROPOSED:
 ___ Site Built ___ Manufactured Home (UBC)
 ___ Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 844 Ouray Ave

(2) TELEPHONE 970 242 0355

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 RMF-8 Maximum coverage of lot by structures 70% = 3500^{sq}

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES ___ NO

or ___ from center of ROW, whichever is greater

Side 3' to eave from PL, Rear 5' from PL Parking Req't 2

Maximum Height 35' Special Conditions garage use only -

CENSUS 2 TRAFFIC 36 ANNEX# _____

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 Richard J. Cardenas Date 4-24-01

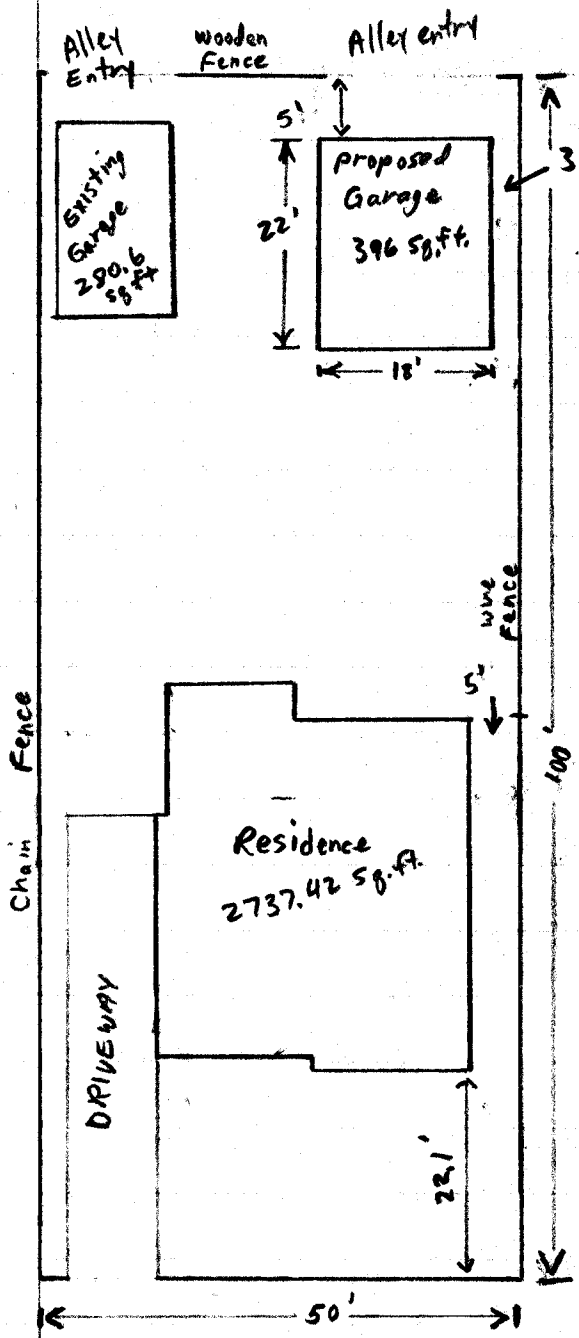
Department Approval Ronnie Edwards Date 4-24-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. -
Utility Accounting	<u>W/UT</u>	Date	<u>4/24/01</u>

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)

N ↑



scale 1" = 20'

ACCEPTED Ronnie 4/24/01
 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.

has ——— only 86' left of lot area to build on — PRR 4/24/01

Richard Cardenas
 844 Ouray Ave
 Lots 21 & 22 Block 63