

FEE \$	10.00
TCP \$	—
SIF \$	—

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 79704



Your Bridge to a Better Community

BLDG ADDRESS 2020 Ouray Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 12x20x9 = 240  
 TAX SCHEDULE NO. 2945-131-20-016 SQ. FT. OF EXISTING BLDGS 1500 sq FT  
 SUBDIVISION NA Park Terrace TOTAL SQ. FT. OF EXISTING & PROPOSED 1740  
 FILING N/A BLK C LOT 1  
 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction  
 (1) OWNER William Oclair  
 (1) ADDRESS 2020 Ouray Ave  
 (1) TELEPHONE 241-7535  
 (2) APPLICANT William Oclair  
 (2) ADDRESS 2020 Ouray Ave  
 (2) TELEPHONE 2020 Ouray Ave  
 USE OF EXISTING BUILDINGS Storage  
 DESCRIPTION OF WORK & INTENDED USE Storage  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

PAYD  
 MAY 2 2001  
 TB

**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 \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' to eave from PL, Rear 5' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height 35% Special Conditions \_\_\_\_\_  
accessory CENSUS 7 TRAFFIC 38 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 William Oclair Date 5-2-01  
 Department Approval Ronnie Edwards Date 5/21-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>A Bensley</u>		Date <u>5/2/01</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)

FENCE PL

26'3"

46 ft From

119 ft From PL

FRONT

GRASS 49 FT

85 ft from a

HOUSE

ACCEPTED  
BY THE BOARD OF SEWERBACKS FOR THE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*Romina* 5/2/01

BACK YARD

FENCE

SHED

20 FT

12 FT

10 ft 100 ft From PL

E OF ALLEY

GARAGE

14 FT

5'11/4" From PL to Shed

CORNER Lot

41 FT From

GRASS

50' COVER ALL 24 FT

5' 2" From

Streets

Not shown