

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 89731



Your Bridge to a Better Community

BLDG ADDRESS 450 Oway Ave SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-142-33-998 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

(1) OWNER 40 Joseph O'Connor  
Colo West Mental Health

(1) ADDRESS 740 Ounison Ave

(1) TELEPHONE 241-6023

(2) APPLICANT Joseph O'Connor

(2) ADDRESS 740 Ounison Ave

(2) TELEPHONE 2416023

NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

USE OF EXISTING BUILDINGS \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE Construct Kitchen  
17x11 Kitchen best legs to serve 30 people lunch

TYPE OF HOME PROPOSED: M, Tu, W, Th, Fri

\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 RPF-24 Maximum coverage of lot by structures 80%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL

Permanent Foundation Required: YES X NO \_\_\_\_\_

Maximum Height 35' Parking Req'mt 2

Special Conditions Interior Remedol only  
in the kitchen

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 5-27-03

Department Approval [Signature] Date 5/27/03

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

Utility Accounting [Signature] Date 5/29/03

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)