

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 90162



Your Bridge to a Better Community

BLDG ADDRESS 402 Rockaway Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 450

TAX SCHEDULE NO. 2945-154-28-041 SQ. FT. OF EXISTING BLDGS 880

SUBDIVISION Crawford Subd TOTAL SQ. FT. OF EXISTING & PROPOSED 1330

FILING _____ BLK 2 LOT 25,26,27 NO. OF DWELLING UNITS:

(1) OWNER Charles Cordova Before: 1 After: 1 this Construction

(1) ADDRESS 402 Rockaway Ave NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (970) 242-5888 Before: 3 After: 3 this Construction

(2) APPLICANT Charles Cordova USE OF EXISTING BUILDINGS shed, garage

(2) ADDRESS 402 Rockaway Ave DESCRIPTION OF WORK & INTENDED USE living space

(2) TELEPHONE (970) 242-5888 TYPE OF HOME PROPOSED:

- 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 RMF-8

Maximum coverage of lot by structures 70%

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

Permanent Foundation Required: YES NO

Side 5' from PL, Rear 10' from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Charles A Cordova Date 6-20-03

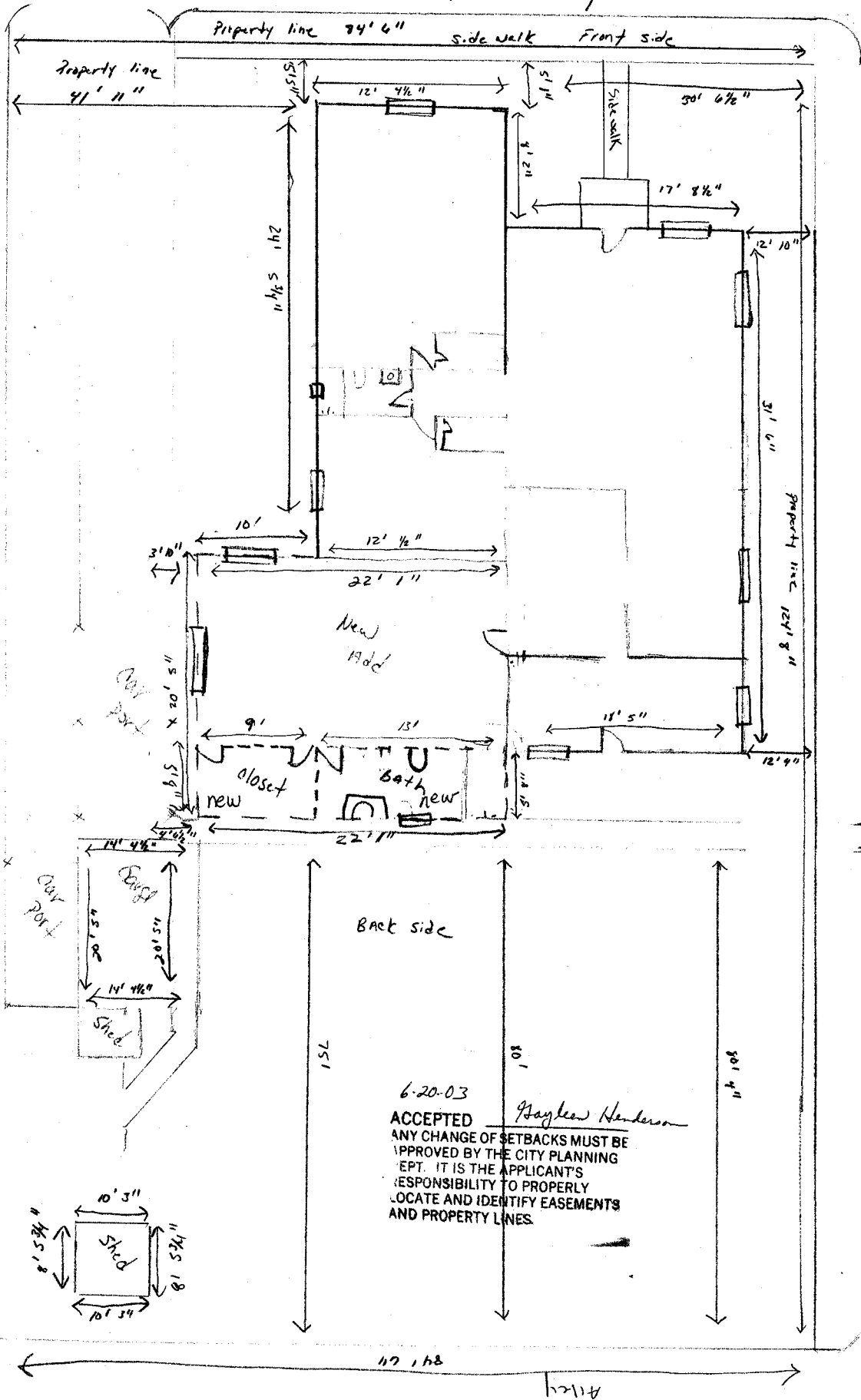
Department Approval Gayleen Henderson Date 6-20-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>D. Vanover</u>		Date <u>6-20-03</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)

402 ROCKAWAY AVE



TRAVEL NOTE

6-20-03
 ACCEPTED *Hayden Henderson*
 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.