

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 53730

*Ucp
PC*

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

5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 735 W. Main TAX SCHEDULE NO. 2945-154-19-012
 SUBDIVISION Bowers Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK 9 LOT 8910 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Berita R Sawyer NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 735 West Main NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 6th St.
 (1) TELEPHONE 242-1481 USE OF EXISTING BLDGS home
 (2) APPLICANT Sawyer DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS _____
 (2) TELEPHONE _____ patio cover

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and 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 30' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions Revised 10/12/95 -
also carport w/ patio cover
 Maximum Height _____ CENS.T. 9 T.ZONE 43 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Berita R Sawyer Date 10/12/95
 Department Approval Ronnie Edwards Date 10/12/95

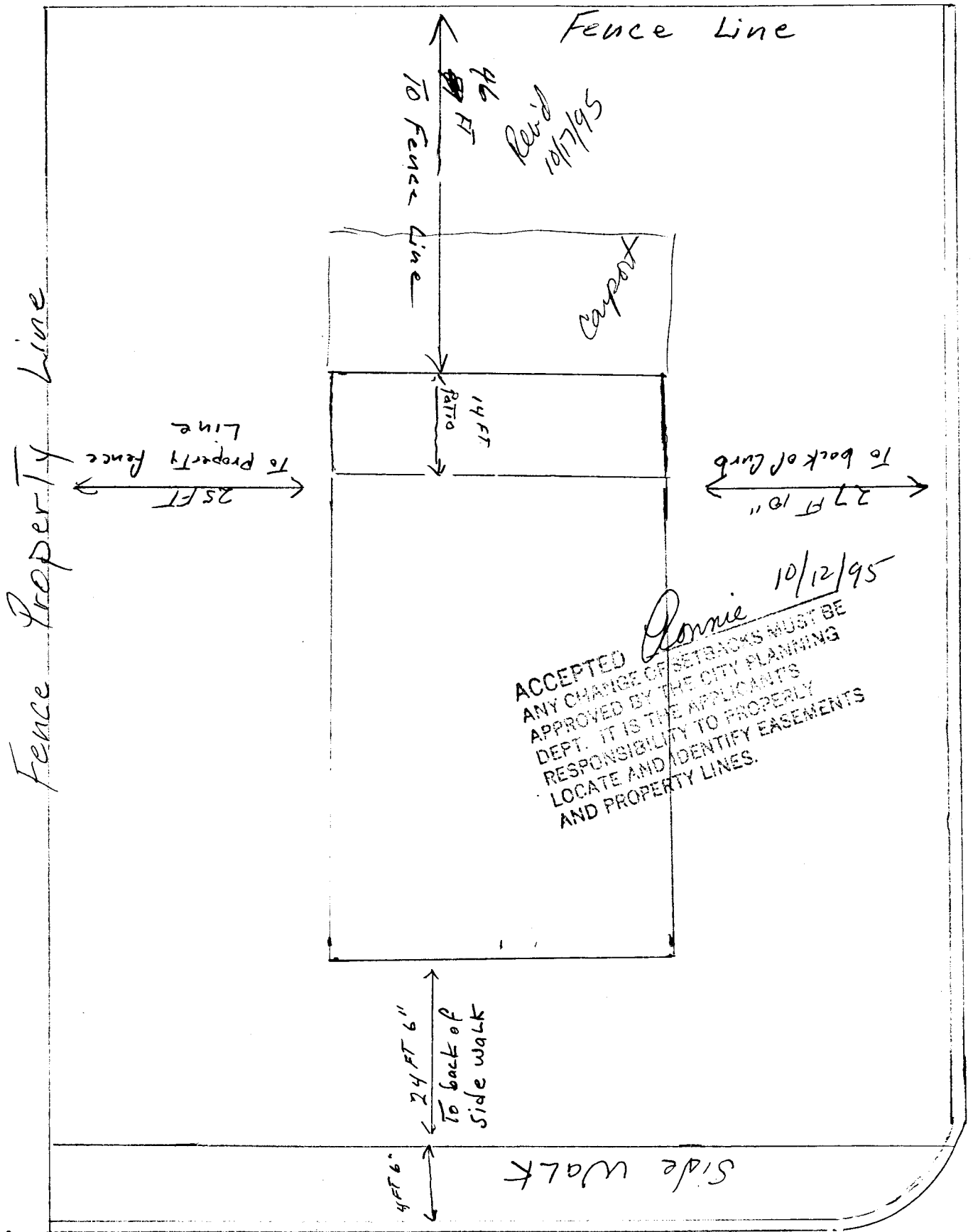
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1005-1240-06-6

Utility Accounting Chad Anderson Date 10-12-95

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)

Alley



ACCEPTED
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.

Donnie 5/6/21/01