

FEE \$	500
TCP \$	—

BLDG PERMIT NO.	54652
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS	552 MAIN	TAX SCHEDULE NO.	2945-143-17-016
SUBDIVISION		SQ. FT. OF PROPOSED BLDG(S)/ADDITION	0
FILING	City BLK 104 LOT 20	SQ. FT. OF EXISTING BLDG(S)	3,000
(1) OWNER	GORANLEY	NO. OF DWELLING UNITS BEFORE:	
(1) ADDRESS	2433 N 1st	AFTER:	
(1) TELEPHONE	242-6576	THIS CONSTRUCTION	
(2) APPLICANT	GORANLEY	NO. OF BLDGS ON PARCEL BEFORE:	1
(2) ADDRESS	2433 N 1st	AFTER:	1
(2) TELEPHONE	242-6576	THIS CONSTRUCTION	
		USE OF EXISTING BLDGS	RETAIL
		DESCRIPTION OF WORK AND INTENDED USE:	ADD
			REG. ROOM - EXTERIOR STAIR

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	B-3	Maximum coverage of lot by structures	
SETBACKS: Front		Parking Req'mt	
or		Special Conditions	interior plus
Side			Ext. Stairs. -
Rear		CENS.T.	
Maximum Height		T.ZONE	
		ANNX#	

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).

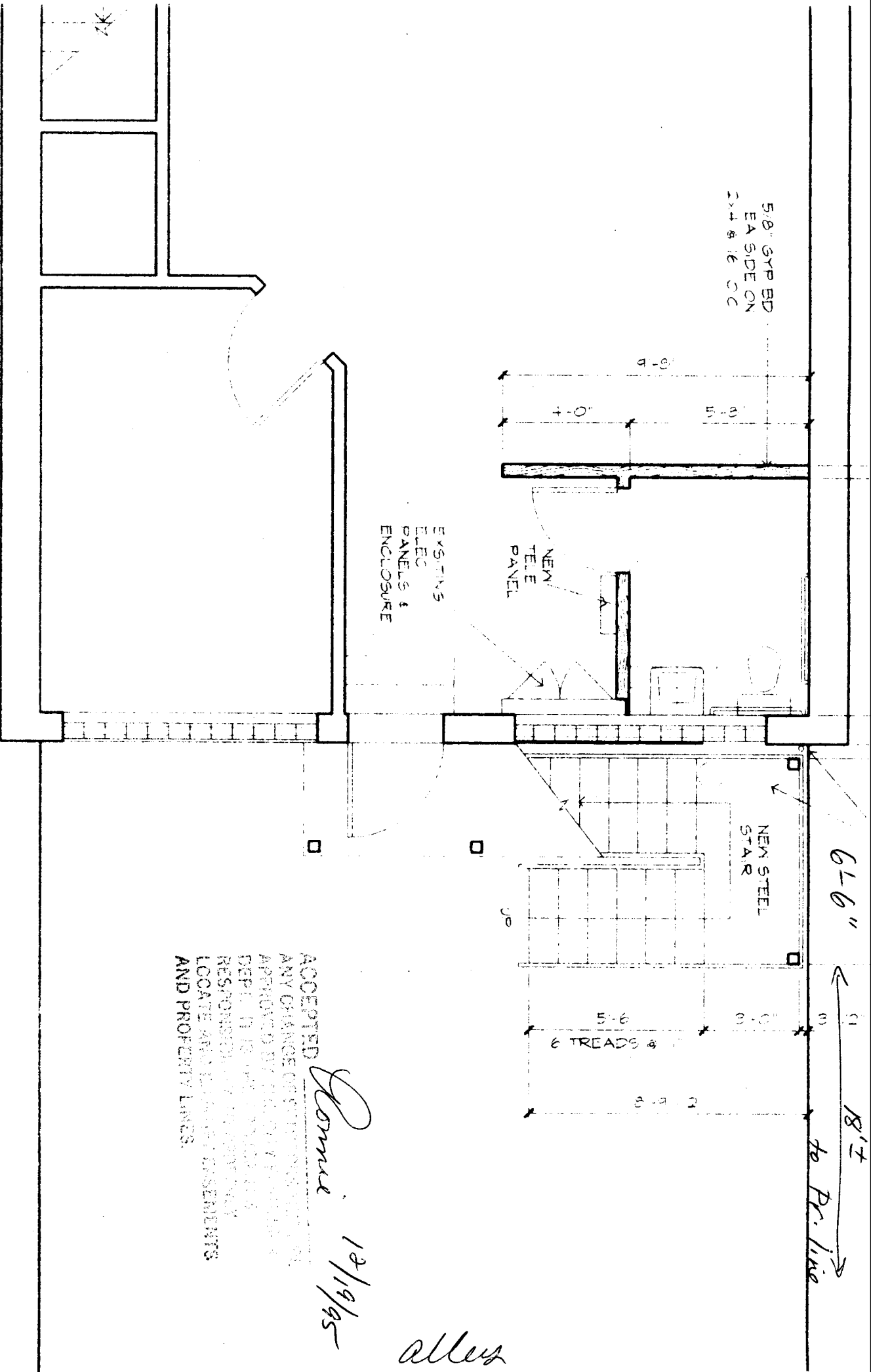
Applicant Signature	<i>Pat Goranley</i>	Date	12-19-95
Department Approval	<i>Donnie Edwards</i>	Date	12-19-95

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 1006-1500-06-1

Utility Accounting	<i>Richardson</i>	Date	12-19-95
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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)



5/8" GYP BD
EA SIDE ON
2x4 @ 16 OC

NEW
TELE
PANEL

EXISTING
ELEC
PANELS &
ENCLOSURE

NEW STEEL
STAIR

5-6
6 TREADS @

6-6" 18' ±
to Pr. line

ACCEPTED
ANY CHANGE OF SITE LINES SHALL BE
APPROVED BY THE CITY ENGINEER &
DEPT. 1110. THE CONTRACTOR SHALL
RESPONSIBLE FOR VERIFYING THE
LOCATE AND RECORD INSTRUMENTS
AND PROPERTY LINES.

Roma 12/19/95

alley