

FEE \$	<u>N/C</u>
TCP \$	<u>—</u>

BLDG PERMIT NO. 54458

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

*P<sup>c</sup> top*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1162 Main TAX SCHEDULE NO. 2945-144-13-018  
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —  
 FILING — BLK 110 LOT 18 SQ. FT. OF EXISTING BLDG(S) 18x40  
 (1) OWNER LEONARD GANGLE NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1162 Main.  
 (1) TELEPHONE 245-2594 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT TERRY GANGLE USE OF EXISTING BLDGS Home  
 (2) ADDRESS 231 1/2 Beaver St. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 243-1145 mill tailing removal required  
new foundation.

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 RMF-64 Maximum coverage of lot by structures —  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt —  
 or — from center of ROW, whichever is greater  
 Side 10' from PL Rear 20' from PL Special Conditions Being allowed to sit 4'  
from prop. line due to previous  
existing location - was moved due  
to mill tailing removal.  
 Maximum Height — CENS.T. — T.ZONE — ANN# Per Kathy  
Partner

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 Terry Gangle Date 12-12-95  
 Department Approval Ronnie Edwards Date 12-12-95

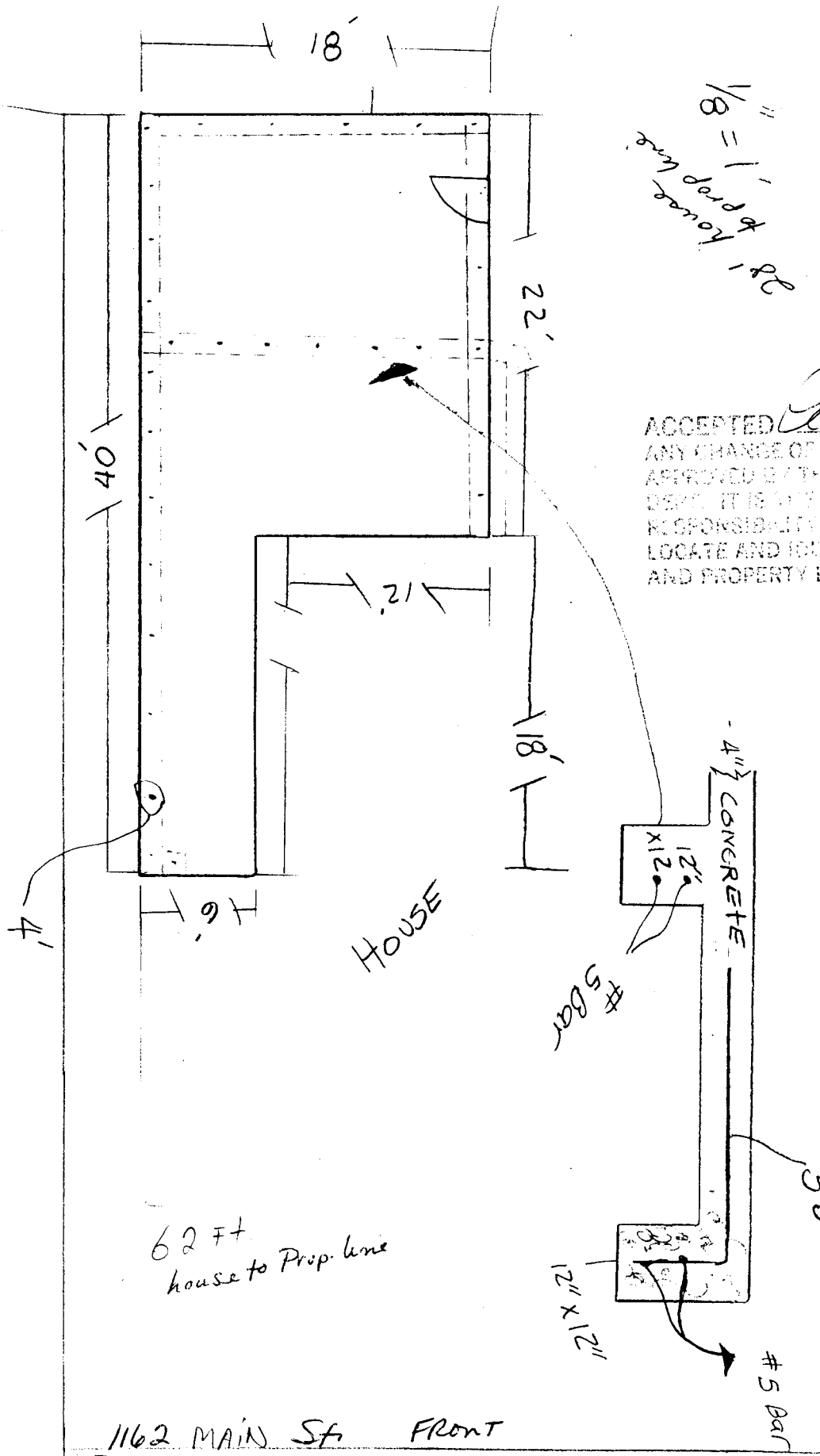
Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. No change in S/F

Utility Accounting Mellie Fowler Date 12-12-95

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)

23' house to prop line



ACCEPTED *Ronnie* 12/12/95

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE HOMEOWNER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

12/21

1/2" = 1'

62 Ft house to Prop. line

1162 MAIN St FRONT