

FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 53579

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

2004-0810-16-8

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1157 OURAY TAX SCHEDULE NO. 2945-141-42-009  
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 163  
 FILING — BLK 67 LOT 15,16 SQ. FT. OF EXISTING BLDG(S) 888  
 (1) OWNER CHRISTOPHER KRABACHER NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1157 OURAY  
 (1) TELEPHONE 243-3587 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT OWNER USE OF EXISTING BLDGS SGL FAM RES  
 (2) ADDRESS APPROVE DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE " 10'x16' ADDITION (RELOCATE KITCHEN, ADD 1/2 BATH)

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

Principal

ZONE RSF-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL  
 Maximum Height \_\_\_\_\_  
 CENS.T. 2 T.ZONE 36 ANN# \_\_\_\_\_

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).

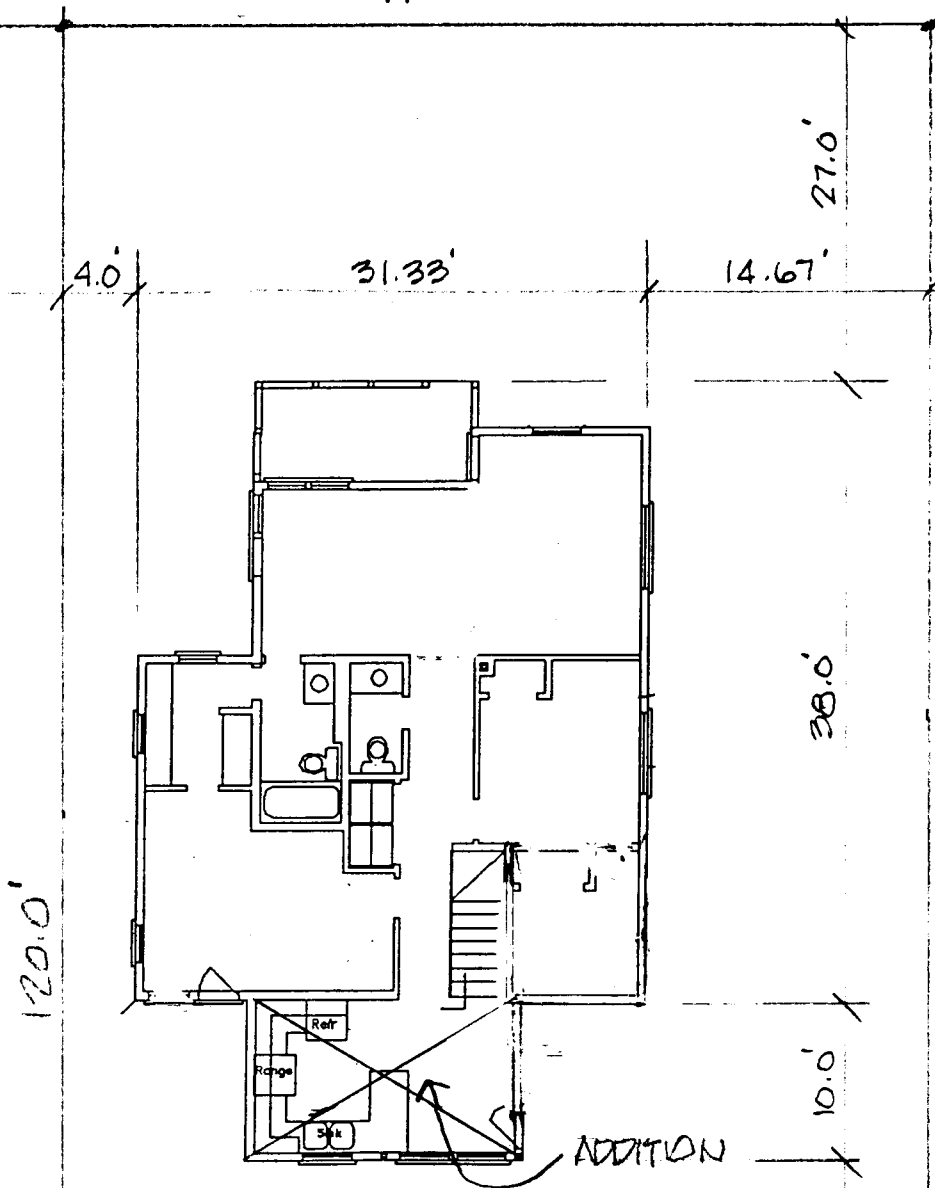
Applicant Signature James D. Hansen owner Date 09-22-95  
 Department Approval Ronnie Edwards Date 9-22-95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in S/F use  
 Utility Accounting Miller Fowler Date 9-22-95

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)

1157 OURAY AVE



NORTH

ACCEPTED *Connie* 9/22/95  
 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.

SITE PLAN  
 1157 OURAY AV. G.U.CO

50.0'  
 ALLEY