FEES PL W/SPR	
TCP\$ O	
DRAINAGE FEE \$ 0	

(White: Planning)

(Yellow: Customer)

BLDG PERMIT NO.
FILE # SPR-96-184

(Goldenrod: Utility Accounting)

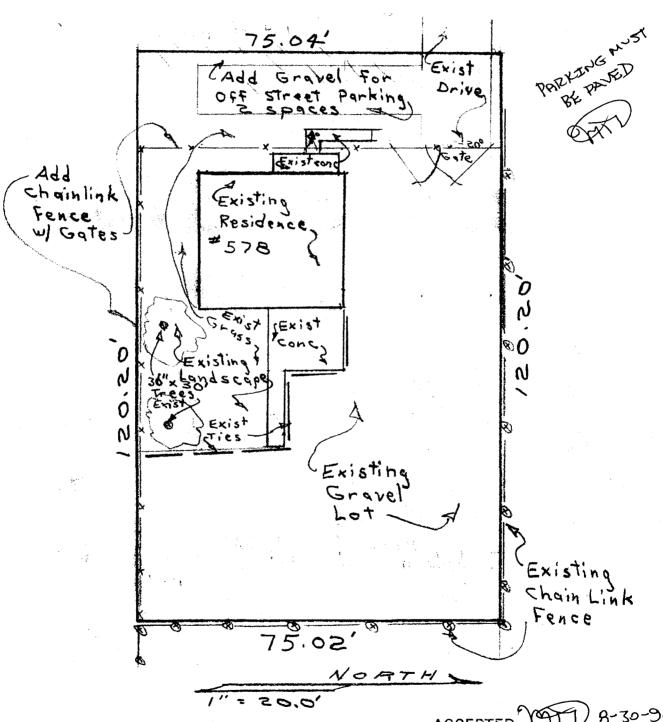
## **PLANNING CLEARANCE**

(site plan review, multi-family development, non-residential development)

3021-3160-06-9 Grand Junction Comn	nunity Development Department
	************************************
SUBDIVISION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION
FILINGBLKLOT	SQ. FT. OF EXISTING BLDG(S) 860
OWNER RontPam Bowker	NO. OF DWELLING UNITS BEFORE: AFTER: CONSTRUCTION
(1) ADDRESS 1147 QUARY AVE	NO. OF BLDGS ON PARCEL
(1) TELEPHONE 241-8745	BEFORE: AFTER: CONSTRUCTION
(2) APPLICANT Larry Sipes	USE OF ALL EXISTING BLDGS <u>Residence</u>
(2) ADDRESS 578 25 RJ	DESCRIPTION OF WORK & INTENDED USE: 570 rage
(2) TELEPHONE 260 - 6579	Yard for cone Forms
	mittal Standards for Improvements and Development) document.
ZONE C - Z	COMMUNITY DEVELOPMENT DEPARTMENT STAFF * YARD MUST BE Landscaping / Screening Required: YES NO SCREENED
SETBACKS: Front from Property Line (PI	PARKING MUST BE PAVED FROM 25 RD
or from center of ROW, whichever is great	ater
Side from PL Bear from I	Special Conditions: USE OF RESIDENCE AS ANY
Maximum Height	USE OTHER THAN RESIDENTIAL WILL HULLIFY NOW- CONFORMENC USE STATUS
Maximum coverage of lot by structures	CENS.T T.ZONE ANNX #
	ed, in writing, by the Community Development Department Director. Ecupied until a final inspection has been completed and a Certificate
of Occupancy has been issued by the Building Departm	nent (Section 307, Uniform Building Code). Required improvements
	lance of a Planning Clearance. All other required site improvements certificate of Occupancy. Any landscaping required by this permit
	n. The replacement of any vegetation materials that die or are in an
	nitted and stamped by City Engineering prior to issuing the Planning
	d the information is correct; I agree to comply with any and all codes,
ordinances, laws, regulations, or restrictions which apply action, which may include but not necessarily be limited	to the project. I understand that failure to comply shall result in legal to non-use of the building(s).
Applicant's Signature	Date 9 Aug 96
	Pate 8-30-96
Additional water and/or sewer tap fee(s) are required:	YES NO W/O No.
Utility Accounting Mullu Foul	Date 8,30-96

(Pink: Building Department)

## 25 Road



ACCEPTED 8-30-96
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.

NING 40-105