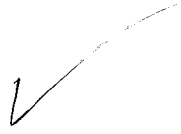


FEE \$ - 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 57980

PLANNING CLEARANCE

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



1005-1080-11-6

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 411 West Main St TAX SCHEDULE NO 2945-154-20-002

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1000

FILING _____ BLK 9 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER John Spendrup NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 746 Ouray Ave.

(1) TELEPHONE 970-243-8686 NO. OF BLDGS ON PARCEL
work 243-3429. BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT same USE OF EXISTING BLDGS Single Family

(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: Move.

(2) TELEPHONE same 3/4 hour onto 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 60%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater Special Conditions _____

Side 10' from PL Rear 20' from PL

Maximum Height 36'

CENSUS TRACT 9 TRAFFIC ZONE 101

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 John Spendrup Date 8/21/96

Department Approval Antonia Costello Date 8/27/96

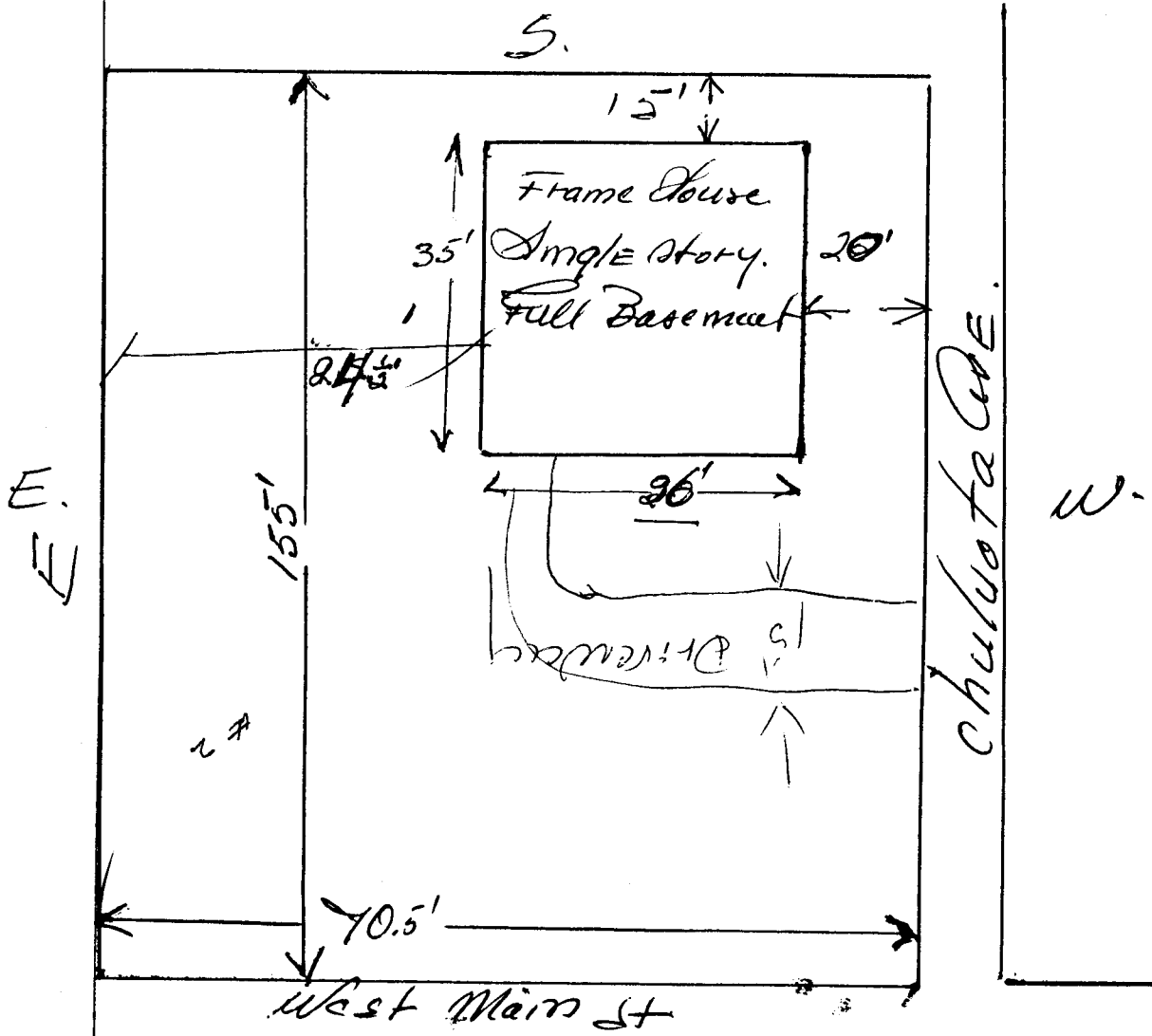
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3/4 use not changing

Utility Accounting Millie Fowler Date 8-27-96

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)

H11 West Main St.
Tax Ac. # 2945-154-20-002



DRIVEWAY
LOCATION OK
J. V. [Signature]
8-22-96

ACCEPTED SLC 8/27/96
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.