

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 56188

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

1005-1200-16-9 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 633 W main TAX SCHEDULE NO. 294515419008

SUBDIVISION Bower SQ. FT. OF PROPOSED BLDG(S)/ADDITION 90 S.F.

FILING _____ BLK 9 LOT 16-17-18 SQ. FT. OF EXISTING BLDG(S) 700

(1) OWNER Raymond + Stacy Verzan NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 633 W main NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-242-9360 USE OF EXISTING BLDGS yes

(2) APPLICANT Signe DESCRIPTION OF WORK AND INTENDED USE: new

(2) ADDRESS _____ TELEPHONE _____ KITCHEN

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 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

Side 5' from PL Rear 15' from PL Special Conditions expansion to be same as stem wall at now - (on edge of flood plain)

Maximum Height _____ CENS.T. 14 T.ZONE 101 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 [Signature] Date 5-20-96

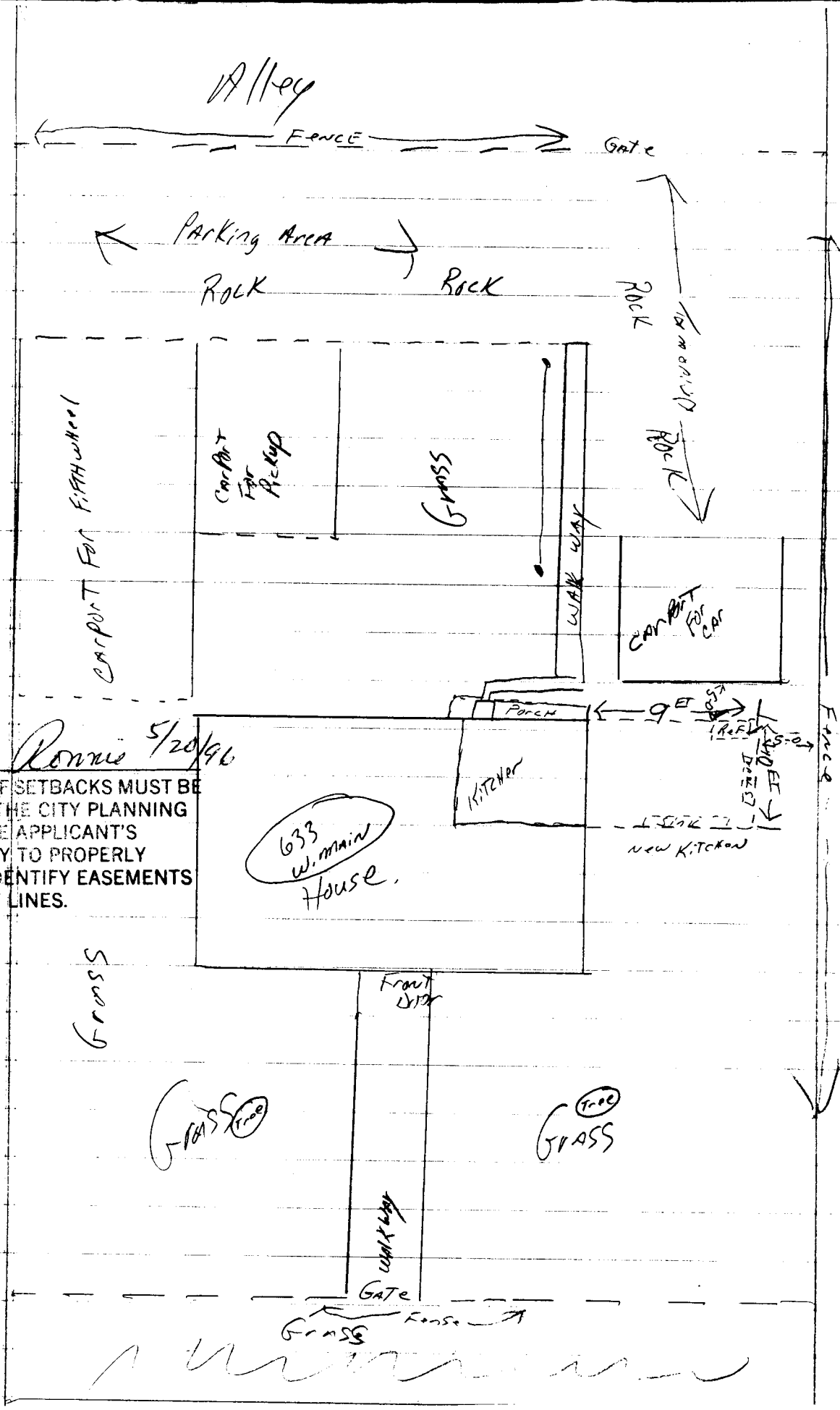
Department Approval Ronnie Edwards Date 5-20-96

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 Jowles Date 5/20/96

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)



ACCEPTED
 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.

Ronnie 5/20/96

633 W. MAIN House.

GRASS TREE

GRASS TREE

[Illegible signature]