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BLDG PERMIT NO N/A

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

2005-0210-085

BLDG ADDRESS 545 N. 19TH STREET TAX SCHEDULE NO. 2945-132-15-001
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 80 sq ft
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER MICHAEL BOWSER NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 545 N. 19TH ST
 (1) TELEPHONE 256 1035 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT MICHAEL BOWSER USE OF EXISTING BLDGS HOUSE & STORAGE SHED
 (2) ADDRESS 545 N. 19TH ST. DESCRIPTION OF WORK AND INTENDED USE: NEW STORAGE
 (2) TELEPHONE 256 1035 SHED / REMOVE OLD SHED FOR PARKING AREA

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

Accessory

ZONE RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 3' from PL Rear 3' from PL
 Maximum Height _____
 CENSUS 7 TRAFFIC 38 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 Michael A. Bowser Date 4-21-97
 Department Approval Marcia Rabideaux Date 4-21-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Lucy Shupe Date 4/21/97

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)

19TH ST

SIDEWALK

56ft

K

65ft

K

Chipeta



SIDE WALK

)

)

GRASS



32ft

545 N. 19TH ST
HOUSE

PATIO

16ft

31ft

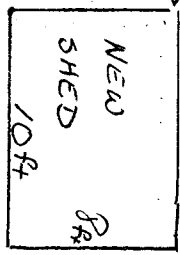
24ft

SIDE WALK

GRASS

MICHAEL BOUSSE
545 N. 19TH ST.

ACCEPTED *MR 4-21-97*
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.



FENCE

FENCE

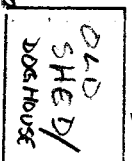
5ft

55'

GRAVEL

MOVING FENCE BACK FOR OFF STREET PARKING

10ft GATE



FENCE

ALLEY

Removing OLD SHED AFTER NEW one is built