

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60361

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

BLDG ADDRESS 1736 Roubideau TAX SCHEDULE NO. 2945-234-DD-951
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 600
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 2200
 (1) OWNER Raymond Gonzales NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 1736 Roubideau
 (1) TELEPHONE 255-0490 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Raymond Gonzales USE OF EXISTING BLDGS Residence
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: Carport
 (2) TELEPHONE _____

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

ZONE RMF-16 Maximum coverage of lot by structures 50%
 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 13 TRAFFIC 80 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 Raymond Gonzales Date _____

Department Approval Santa Castillo Date 5-12-97

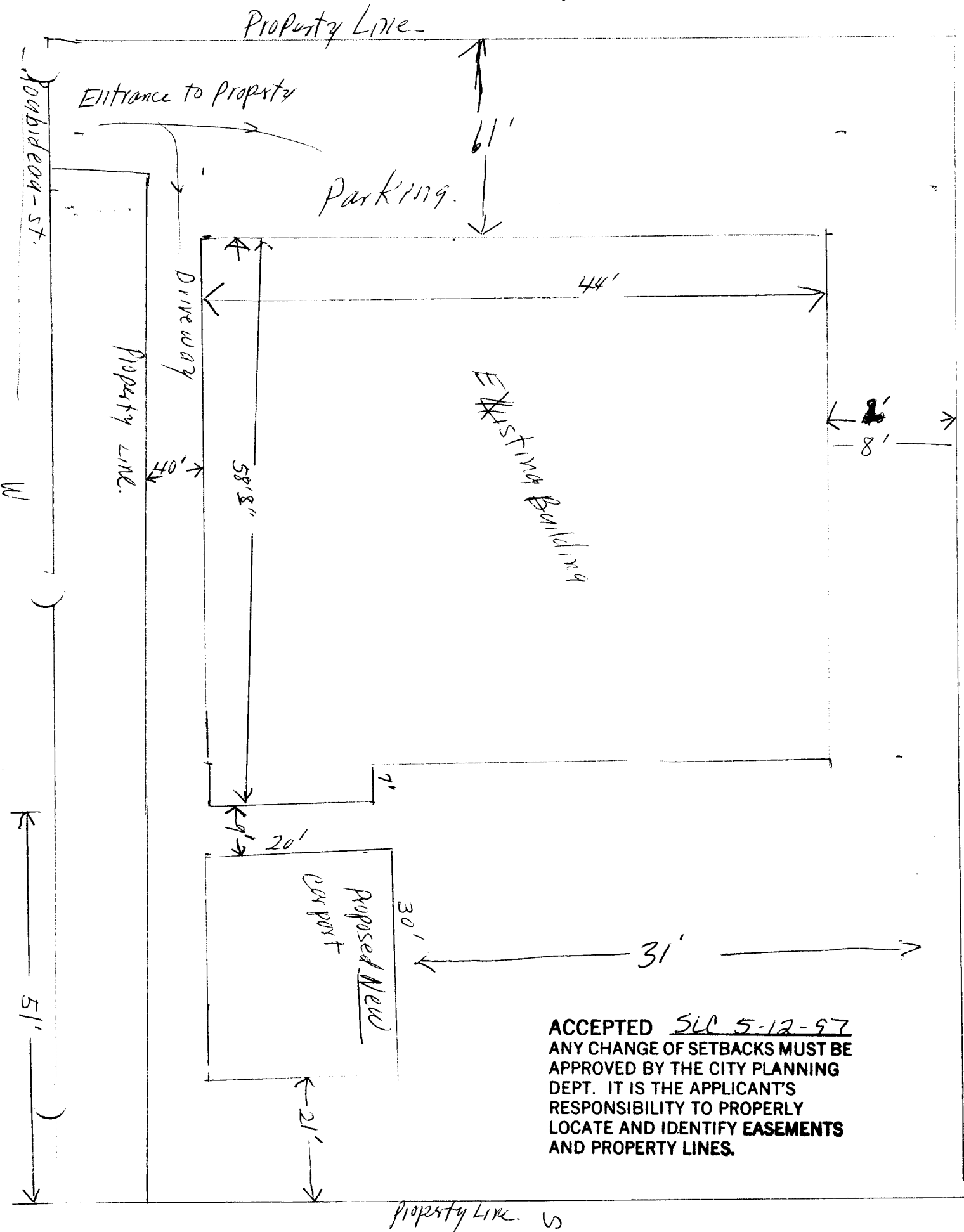
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. NO extra use

Utility Accounting Debra Helms Date 5/12/97

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)

Raymond Gonzales, 1736 Roubideau
Grand Junction, CO 81503 - (255-0490)



ACCEPTED SLC 5-12-97
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.