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BLDG PERMIT NO. 60888

4004-3010-02-0

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

BLDG ADDRESS 1736 Roubideau TAX SCHEDULE NO. 2945-234-00-951
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) 2200-
 (1) OWNER Raymond-Eddy N Gonzales NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1736 Roubideau, G.J. Co - 81503
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 255-0490
 (2) APPLICANT Raymond Gonzales USE OF EXISTING BLDGS Residence
 (2) ADDRESS 1736 Roubideau, G.J. Co - 81503 DESCRIPTION OF WORK AND INTENDED USE: Remodel Residence
 (2) TELEPHONE 255-0490

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 —
 SETBACKS: Front — from property line (PL) Parking Req'mt —
 or 45 from center of ROW, whichever is greater
 Side 10 from PL Rear 20 from PL Special Conditions Any new ~~con~~ additions
 Maximum Height 36 need to meet setbacks
 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).

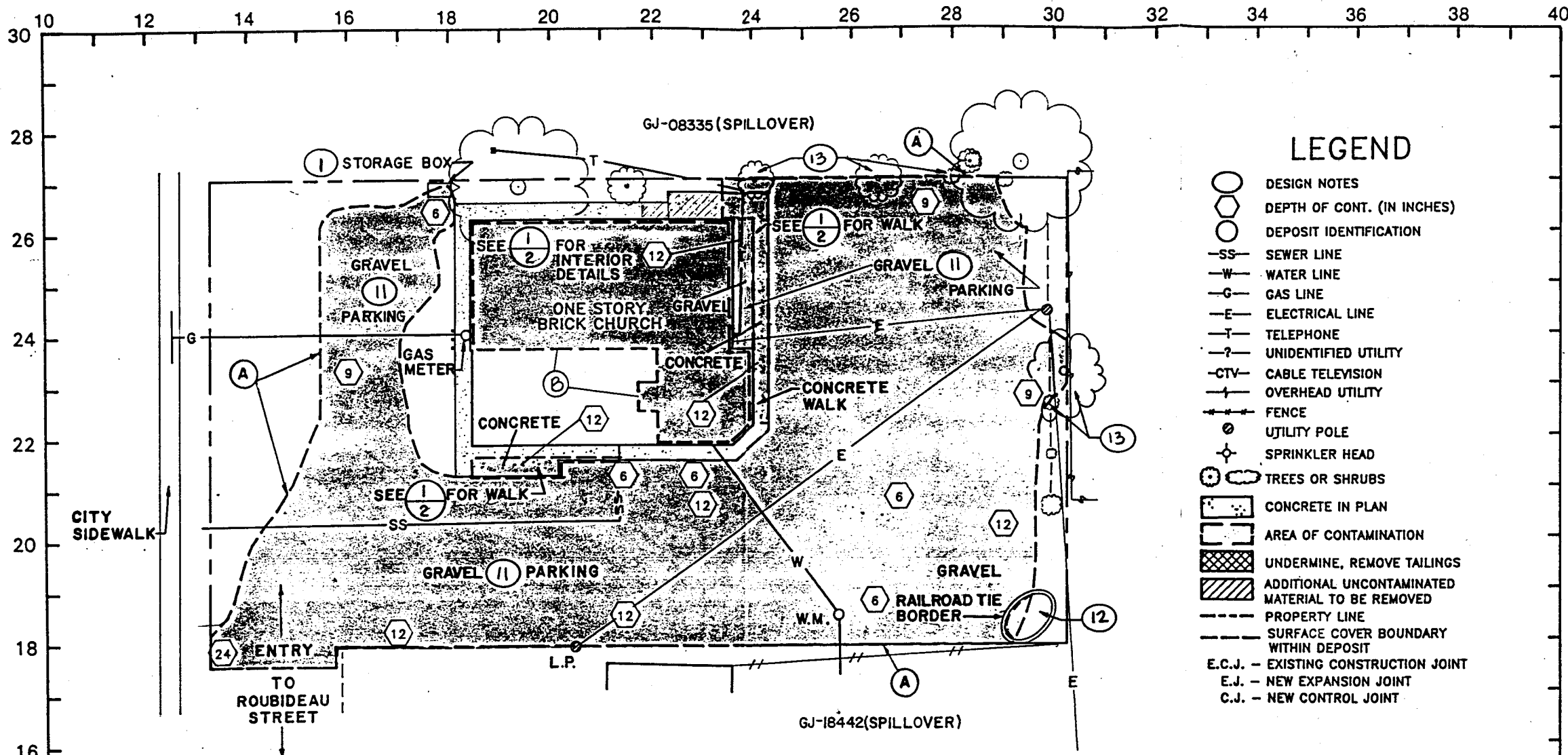
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Raymond Gonzales Date 6/20/97
 Department Approval White Pelletier Date 6/20/97

Additional water and/or sewer tap fee(s) are required: YES — NO — W/O No. No charge S/F
 Utility Accounting CM Cole Date 6/20/97

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)



LEGEND

- DESIGN NOTES
- DEPTH OF CONT. (IN INCHES)
- DEPOSIT IDENTIFICATION
- SS- SEWER LINE
- W- WATER LINE
- G- GAS LINE
- E- ELECTRICAL LINE
- T- TELEPHONE
- ?- UNIDENTIFIED UTILITY
- CTV- CABLE TELEVISION
- + OVERHEAD UTILITY
- + FENCE
- UTILITY POLE
- SPRINKLER HEAD
- TREES OR SHRUBS
- ▭ CONCRETE IN PLAN
- ▭ AREA OF CONTAMINATION
- ▭ UNDERMINE, REMOVE TAILINGS
- ▭ ADDITIONAL UNCONTAMINATED MATERIAL TO BE REMOVED
- - - PROPERTY LINE
- - - SURFACE COVER BOUNDARY WITHIN DEPOSIT
- E.C.J. - EXISTING CONSTRUCTION JOINT
- E.J. - NEW EXPANSION JOINT
- C.J. - NEW CONTROL JOINT

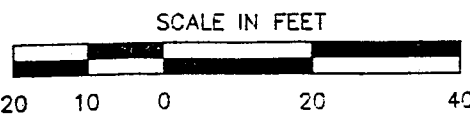
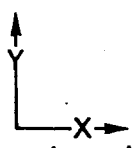
SITE PLAN

AREA (A) INCLUDES THREE (3) SURFACE MATERIALS: GRAVEL, SOIL, AND CONCRETE. SEE DESIGN NOTES FOR INSTRUCTIONS ON SPECIFIC MATERIALS.

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.

6/20/97

SCALE: 1" = 20' - 0"



This drawing, prepared for the Uranium Mill Tailings Remedial Action Project, is for the sole use of the U.S. Department of Energy and its contractors. It is not a land survey plat or an improvement survey plat and is not to be relied upon for the establishment of fence, building, or other future improvement lines.

APPROVAL CONSTR: <i>Kenneth...</i>				DATE: 5/1/97								
NO.	DATE	REVISIONS	BY	CK.	A.E.	APP. NO.	DATE	REVISIONS	BY	CK.	A.E.	APP.
RESIDENCE - NO. OF OCCUPANTS								U.S. DEPARTMENT OF ENERGY GRAND JUNCTION PROJECTS OFFICE, COLORADO				
NON-RESIDENCE - BAR - HRS./WK.								DESIGNED BY: <i>RBS</i> 1/88				
INSTRUMENT NO.								DRAWN BY: <i>PLG, JAC</i> 1/88				
SURVEYOR								CHECKED BY: <i>W. Jim</i> 1/88				
SURVEY DATE								SUBMITTED: <i>2 Colony</i> 3/88				
TIME								APPROVAL: <i>...</i> DATE: <i>...</i>				
VERIFICATION								DATE				
ARCHITECTS PLANNERS								DOE ID NO. GJ-05706-CH				
DWG. NO. 3-B2356-F								SHEET 1 OF 9				