

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—

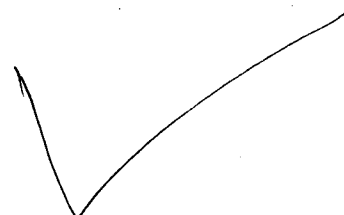


BLDG PERMIT NO. 100266

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

3010-1020-086



BLDG ADDRESS 1650 TEXAS TAX SCHEDULE NO. 2945-123-07-020  
 SUBDIVISION WEST Elmwood PkzA Amend. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1774 #±  
 FILING BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 477 #±  
 (1) OWNER STAN EVENSON NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1650 TEXAS  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 245-6306  
 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT Ron Bond  
 DESCRIPTION OF WORK AND INTENDED USE: move on  
 (2) ADDRESS 907 E. Grand  
 (2) TELEPHONE 858-3154 House

**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 RSF-8 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 20' from property line (PL) Parking Req't 2  
 or 45' from center of ROW, whichever is greater  
 Side 5' from PL Rear 15' from PL  
 Maximum Height 32'  
 ★ Special Conditions Existing house to be used as storage only. Cannot be used as an additional residence  
 CENSUS 6 TRAFFIC 31 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 5-5-97  
 Department Approval [Signature] Date 5-5-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
 Utility Accounting Cable/Internet Date 5-5-97

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)

UTILITY  
CARD  
POLE

OF

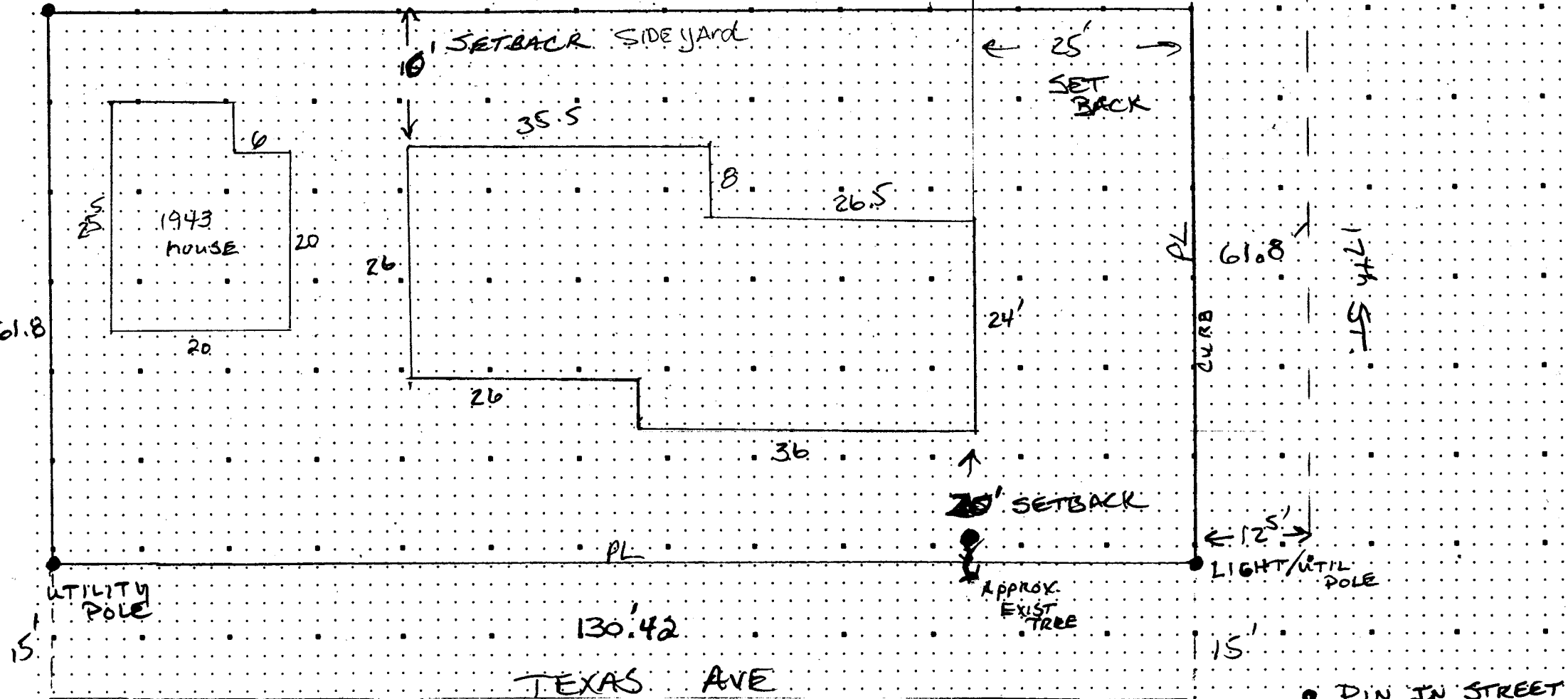
CARDS

SCALE

LINE UP W/ 1659 TEXAS

DATE OF DRAWING

APPRAISER



ACCEPTED SLC 5/5/97  
 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.