

FEE \$	10 —
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 69451

94

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

BLDG ADDRESS 633 W. Main TAX SCHEDULE NO. 2945-154-19-008
 SUBDIVISION Bower SQ. FT. OF PROPOSED BLDG(S)/ADDITION 250'
 FILING BLK 1 LOT 16-18 SQ. FT. OF EXISTING BLDG(S) 6800'
 (1) OWNER Raymond + Nancy Valdes NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 633 W. Main
 (1) TELEPHONE 242-9360 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Same USE OF EXISTING BLDGS sf
 (2) ADDRESS ↓ DESCRIPTION OF WORK AND INTENDED USE: add
 (2) TELEPHONE new dining room + living

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 —
 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 —
 Maximum Height 32' CENSUS 3 TRAFFIC 11 ANNEX# —

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, by the Building Department (Section 305, Uniform Building Code).

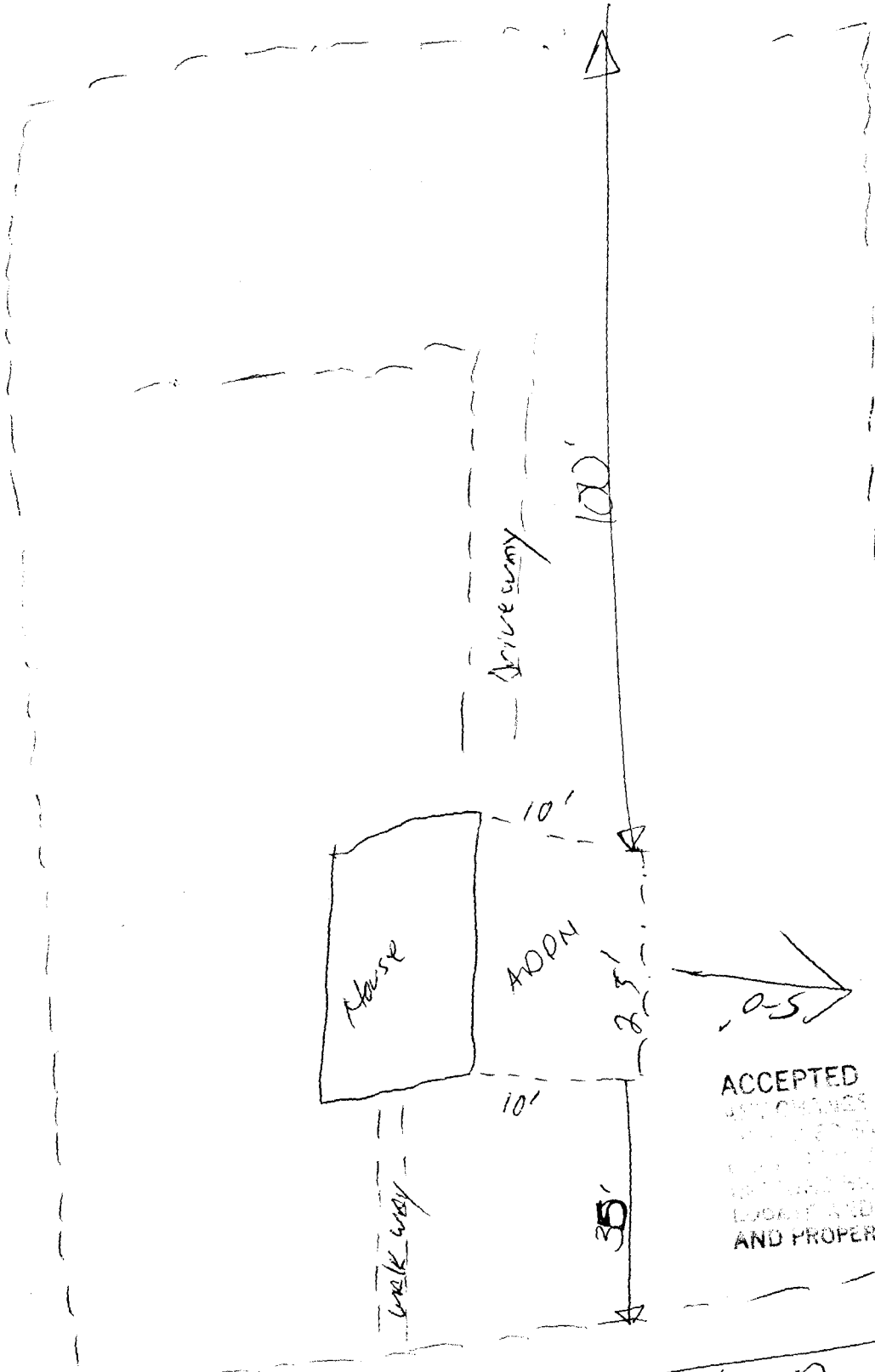
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4-26-99
 Department Approval [Signature] Date 4-26-99

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. —
 Utility Accounting [Signature] Date 4-26-99

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

XV 21-24-99

ALL CHANGES OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. STUDENTS MUST BE ADVISED TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

W. P. [unclear]