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BLDG PERMIT NO. 71366

**PLANNING CLEARANCE**

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

BLDG ADDRESS	<u>1736 Roubideau</u>	TAX SCHEDULE NO.	<u>2945.234.00.034</u>
SUBDIVISION	<u>—</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>380-</u>
FILING BLK	<u>—</u>	LOT	<u>—</u>
		SQ. FT. OF EXISTING BLDG(S)	<u>2300</u>
(1) OWNER	<u>Ray Gonzales</u>	NO. OF DWELLING UNITS	
(1) ADDRESS	<u>1736 Roubideau</u>	BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>255-0490</u>	NO. OF BLDGS ON PARCEL	
(2) APPLICANT	<u>SELF</u>	BEFORE:	<u>2</u> AFTER: <u>2</u> THIS CONSTRUCTION
(2) ADDRESS	<u> </u>	USE OF EXISTING BLDGS	<u>Dwelling-</u>
(2) TELEPHONE	<u> </u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>add</u>
			<u>a porch</u>

**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	<u>RMF-14</u>	Maximum coverage of lot by structures	<u>50%</u>
SETBACKS: Front	<u>20'</u> from property line (PL)	Parking Req'mt	<u>—</u>
or	<u>45'</u> from center of ROW, whichever is greater	Special Conditions	<u>—</u>
Side	<u>10'</u> from PL		
Rear	<u>20'</u> from PL		
Maximum Height	<u>36'</u>	CENSUS	<u>13</u> TRAFFIC <u>80</u> ANN#

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	<u>Ray Gonzales</u>	Date	<u>7/28/99</u>
Department Approval	<u>H. Valdez</u>	Date	<u>7-28-99</u>

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

Utility Accounting Robi Overholt Date 7/28/99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

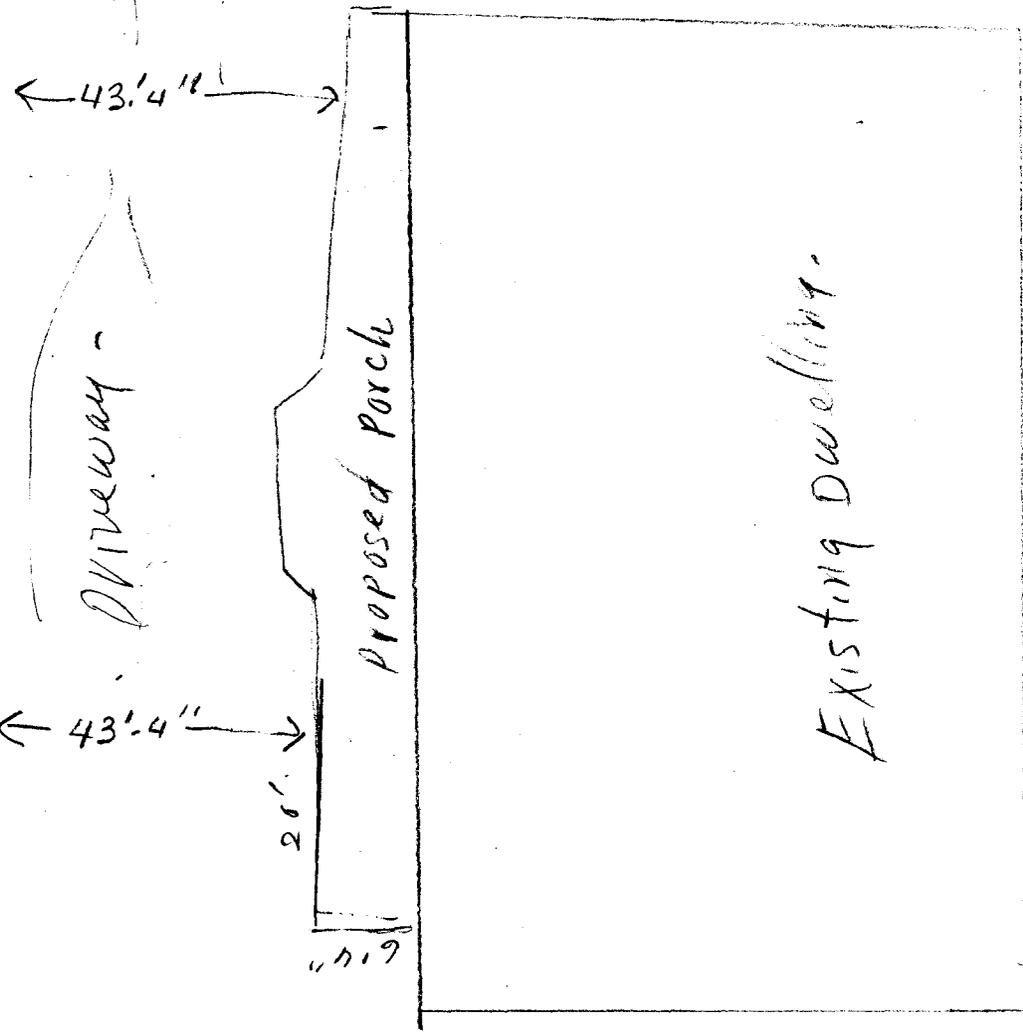
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

N

#1181  
Access  
From  
Roubideau  
St

ACCEPTED KV 7-28-99  
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.

W-1730 ROUBIDEAU ST  
Prop. Line -



Carport  
Existing

Ray Gonzales  
1736-Roubideau  
G. Jct 81503

E-