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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79477



Your Bridge to a Better Community

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BLDG ADDRESS 545 N. 19TH ST SQ. FT. OF PROPOSED BLDGS/ADDITION 864 #
TAX SCHEDULE NO. 2945-132-15-001 SQ. FT. OF EXISTING BLDGS 744 # + 80 #
SUBDIVISION City - Slocomb Add TOTAL SQ. FT. OF EXISTING & PROPOSED 1608 # + 80 #
FILING — BLK 5 LOT 23 & 24 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER MICHAEL A. & JUSAN H. BOWSER NO. OF BUILDINGS ON PARCEL
Before: 2 After: 3 this Construction
(1) ADDRESS 545 N. 19TH ST. G.J. 81501 USE OF EXISTING BUILDINGS GARAGE TB home
(1) TELEPHONE (970) 256 1035 DESCRIPTION OF WORK & INTENDED USE new garage
(2) APPLICANT MICHAEL A. BOWSER TYPE OF HOME PROPOSED:
(2) ADDRESS 545 N. 19TH ST. G.J. 81501 Site Built Manufactured Home (UBC)
(2) TELEPHONE (970) 256 1035 Manufactured Home (HUD)
 Other (please specify) _____

PAID
APR 17 2001

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-8 Maximum coverage of lot by structures 60%
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 3' from PL, Rear 5' from PL Parking Req'mt 2
Maximum Height 35 Special Conditions no change in use
CENSUS 7 TRAFFIC 38 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 Michael A. Bowser Date 4-17-2001
Department Approval Donnie Edwards Date 4-17-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>U. Bensley</u>		Date <u>4/17/01</u>

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

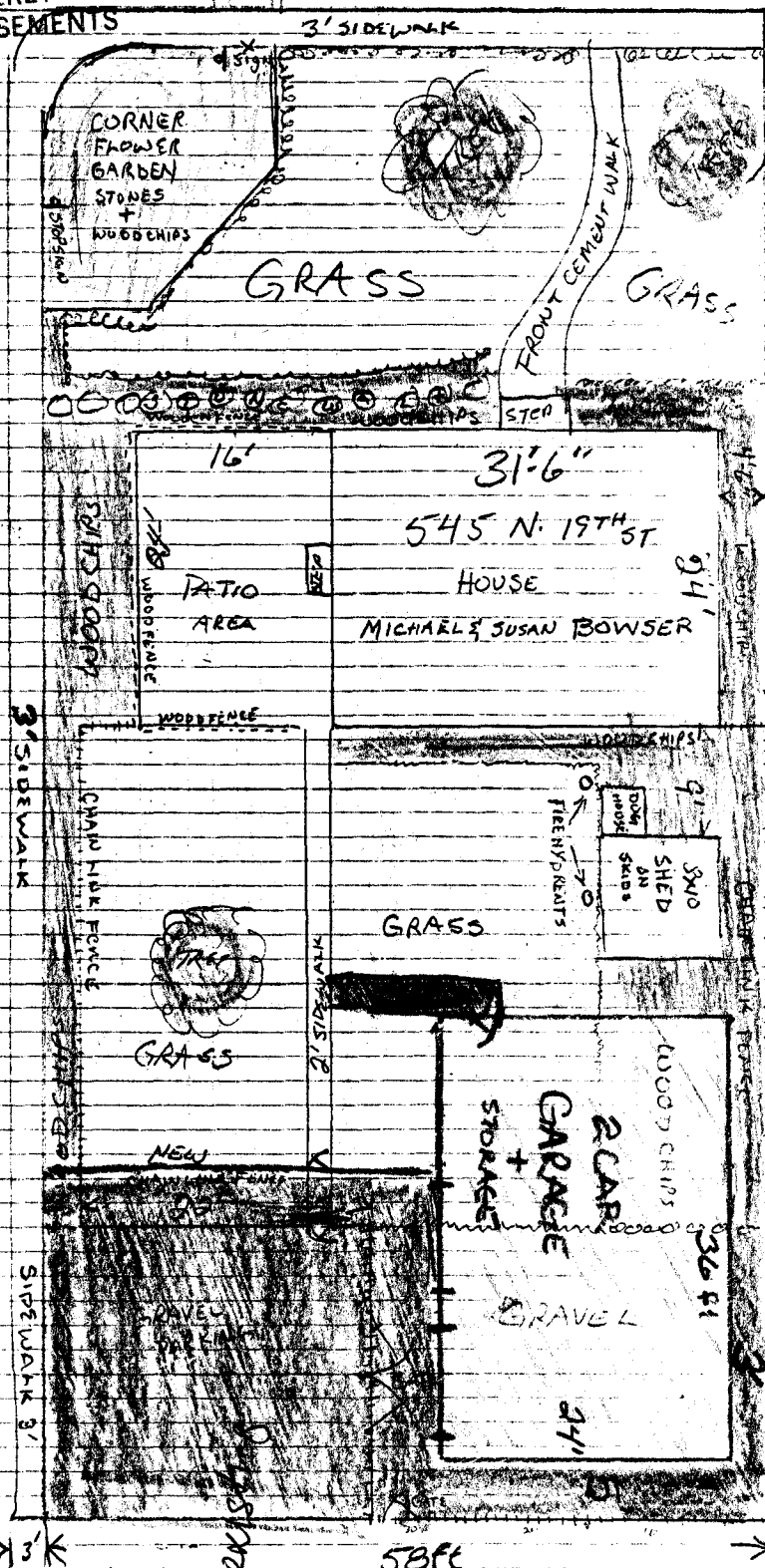
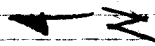
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Bonnie 4/17/01

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.

19TH ST

P.L.



APARTMENTS

Chipeta Ave

ALLEY

539 N. 19TH ST
4' 8\"/>

STREET TO BACK FENCE

65' to rear of N 19th

WOOD FENCE

DIRT