

DATE SUBMITTED 8-12-93

BUILDING PERMIT NO. 45930

FEE \$ 5.00

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

BLDG ADDRESS 1021 Gunnison Ave.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 375 s.f.

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) House 1223 Garage 240

FILING _____ BLK 46 LOT 586

TAX SCHEDULE NO. 2945-141-29-003

NO. OF FAMILY UNITS 1

OWNER Calvin P. & Carolyn Quaid

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 1021 Gunnison

DESCRIPTION OF WORK AND INTENDED USE:
Carport over existing concrete driveway

TELEPHONE 245-3398

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-8

DESIGNATED FLOODPLAIN: YES _____ NO

SETBACKS: Front 20' from property line or _____ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO

Side 3' from property line

CENSUS TRACT 2 TRAFFIC ZONE 36

Rear 3' from property line

PARKING REQ'MT _____

Maximum Height 32'

SPECIAL CONDITIONS: _____

Maximum coverage of lot by structures 45%

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Marcia Pety

Applicant Signature [Signature]

Date Approved 8-12-93

Date 8/12/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

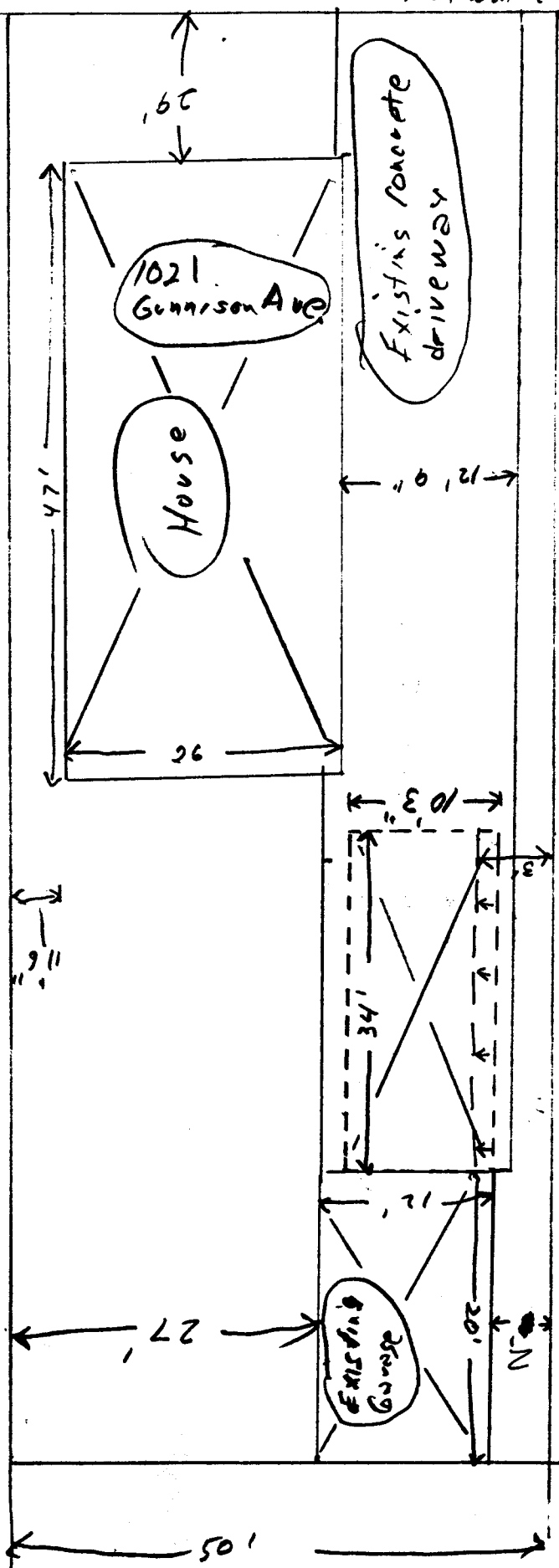
Gunnison Ave

Pschmis

19'

Sidewalk

Diagram for
Proposed carport on
existing concrete
driveway, 1021 Gunnison



--- Proposed carport, 10'3" W x 34' L

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.

Alley N. Boundary