

FEE \$ 10.00

BLDG PERMIT NO. 50610

PLANNING CLEARANCE

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



201-0410-02-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 245 GUNNISON AV TAX SCHEDULE NO. 2945-142-26-007
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 224
 FILING _____ BLK 54 LOT 12+13 SQ. FT. OF EXISTING BLDG(S) 864
 (1) OWNER PATRICK L. HUNT NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 245 GUNNISON AV
 (1) TELEPHONE 245-8463 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS RESIDENCE
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE ADDITION
 (2) TELEPHONE _____ OF BEDROOM + BATH

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-64 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 20' from PL
 Maximum Height 36'
 Parking Req'mt _____
 Special Conditions _____
 CENSUS TRACT 3 TRAFFIC ZONE 35

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).

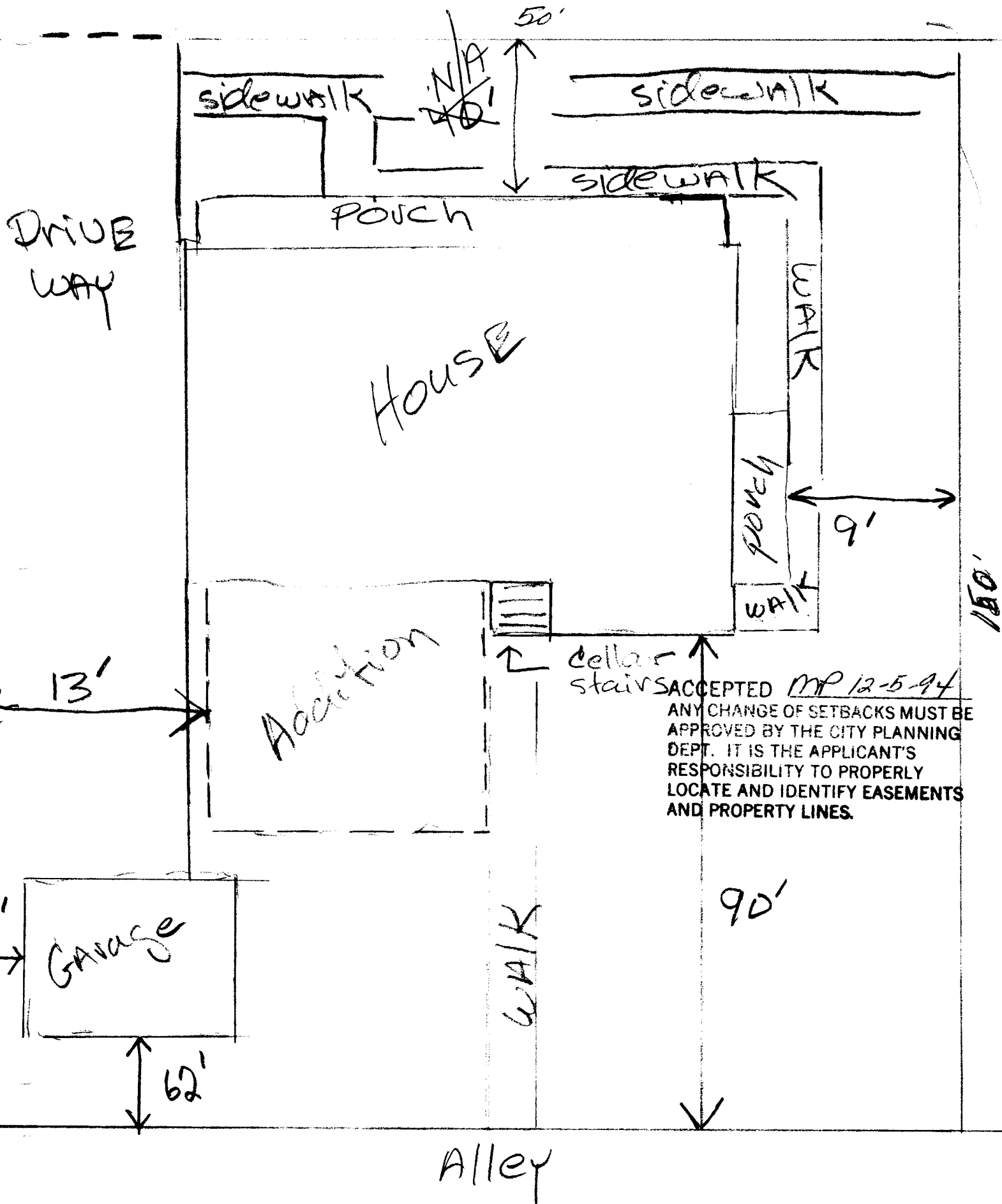
Applicant Signature Patrick L Hunt Date 12-5-94
 Department Approval M. Rebideaux Date 12-5-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 12/5/94

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

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

245
Gunnison Ave



ACCEPTED MP 12-5-94
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.