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BLDG PERMIT NO. 53589

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



2007-0370-12-5 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>344 Gunnison Ave</u>	TAX SCHEDULE NO. <u>2945-142-22-010</u>
SUBDIVISION <u>CITY -</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>336</u>
FILING <u>-</u> BLK <u>3</u> LOT <u>21, 22</u>	SQ. FT. OF EXISTING BLDG(S) <u>336</u>
(1) OWNER <u>James R. Eicher</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>344 Gunnison Ave</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>2</u> THIS CONSTRUCTION
(1) TELEPHONE <u>248-6397</u>	USE OF EXISTING BLDGS <u>None</u>
(2) APPLICANT <u>Debra L. Froehlich</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>344 Gunnison</u>	<u>Detached rebuild garage destroyed by fire</u>
(2) TELEPHONE <u>248-6397 wk</u> <u>241-5318 hm</u>	

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 <u>RMF-64</u>	Maximum coverage of lot by structures _____
<i>Accessory</i> SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>3'</u> from PL Rear <u>3'</u> from PL	Special Conditions _____
Maximum Height _____	CENS.T. <u>3</u> T.ZONE <u>35</u> ANN# _____

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: <u>Debra L. Froehlich</u>	Date <u>9/21/95</u>
Department Approval: <u>Marcia Robideaux</u>	Date <u>9-21-95</u>

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. N/A - No change in S/F

Utility Accounting <u>Mellie Fowler</u>	Date <u>9-21-95</u>
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VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

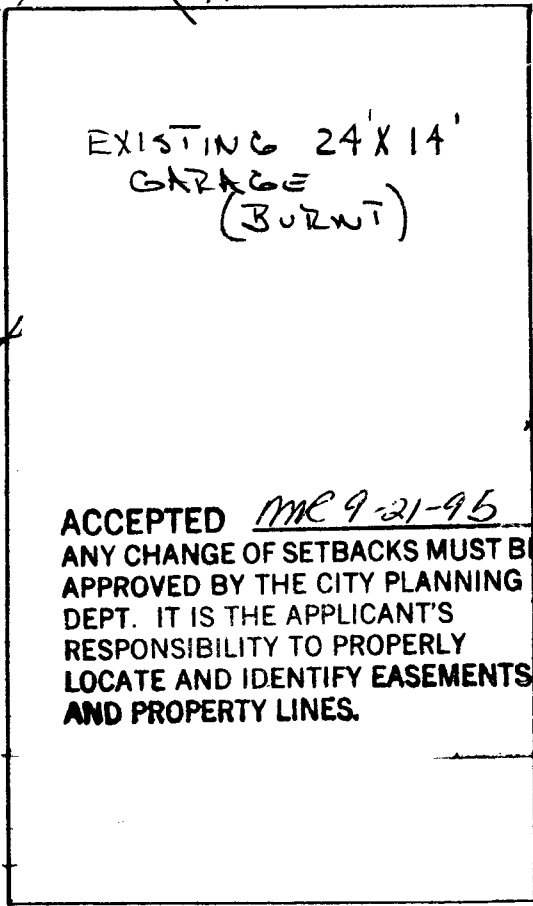
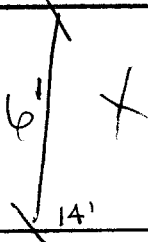
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

EXISTING 20' WIDE ALLEY

POWER POLE
TO BE RELOCATED

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
EXISTING CHAIN LINK FENCE

EXISTING TREE



31'

3'

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
EXISTING 60" CHAIN LINK FENCE

EXISTING NEIGHBORS
GARAGE

dist. prop lines all direct.

EXISTING TREE