

FEE \$ 10.00

BLDG PERMIT NO. 53387

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

2005-1090-07-2 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1313 Gunnison TAX SCHEDULE NO. 2945-133-07-002  
 SUBDIVISION Lincoln Park Addition SQ. FT. OF PROPOSED BLDG(S)/ADDITION 22'x26'  
 FILING — BLK 2 LOT 4-6 SQ. FT. OF EXISTING BLDG(S) —  
 (1) OWNER H.J. Murry NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1313 Gunnison  
 (1) TELEPHONE 245-0585 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT K & E Enterprises USE OF EXISTING BLDGS house  
 (2) ADDRESS 1000 W. 9th, G.J. Sq. 131 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 970 245-2046 NEW ADDITION

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 R8F-5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS TRACT 1 TRAFFIC ZONE 38

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 [Signature] Date 8/28/95  
 Department Approval Ronnie Edwards Date 8/28/95

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. N/A - no change in S/F  
 Utility Accounting Millie Fowler Date 8-28-95

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)

Front

2945-132-07-002

1313 Gunnison

ACCEPTED *Ronnie 8/28/95*  
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.

EXISTING RESIDENCE

EXISTING CONCRETE PATIO

EXISTING FLAGSTONE PATIO

REMOVE EXISTING 1.5' CONCRETE SIDEWALK AND PORTION OF FLAGSTONE PATIO

NEW ADDITION

REMOVE EXISTING GARAGE

*to remain*

RELOCATE EXISTING GATE AND FENCE

CONCRETE DRIVEWAY

RELOCATE EXISTING TREE AS DIRECTED BY OWNER

REMOVE EXISTING SHRUBS AS REQUIRED TO INSTALL NEW CONCRETE DRIVEWAY

3'-0"

26'-0"

9'-8"

27'-9"

26'-0"

10'-0"

16'-0"

17'-0"

PARTIAL SITE PLAN



*backyard*