

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO.	55641
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2006 0630 058

# PLANNING CLEARANCE

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS	<u>463 GUNNISON</u>	TAX SCHEDULE NO.	<u>2945-142-28-010</u>
SUBDIVISION	<u>GR JCT</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION	<u>385</u>
FILING	<u>BLK 52 LOT 15416</u>	SQ. FT. OF EXISTING BLDG(S)	<u>                    </u>
(1) OWNER	<u>BARBARA JONES</u>	NO. OF DWELLING UNITS	<u>                    </u>
(1) ADDRESS	<u>463 GUNNISON Av #1</u>	BEFORE:	<u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE	<u>243 4060</u>	NO. OF BLDGS ON PARCEL	<u>                    </u>
(2) APPLICANT	<u>BARBARA JONES</u>	BEFORE:	<u>1</u> AFTER: <u>                    </u> THIS CONSTRUCTION
(2) ADDRESS	<u>                    </u>	USE OF EXISTING BLDGS	<u>RES</u>
(2) TELEPHONE	<u>                    </u>	DESCRIPTION OF WORK AND INTENDED USE:	<u>detached</u>
			<u>CARPORT &amp; PATIO</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	<u>60</u>
SETBACKS: Front	<u>5th - 65' 8"</u> <u>Gunnison - 50'</u>	Parking Req'mt	<u>2</u>
or	<u>20</u> from center of ROW, whichever is greater	Special Conditions	<u>                    </u>
Side	<u>3'</u> from PL		
Rear	<u>3'</u> from PL		
Maximum Height	<u>36'</u>		
	<u>to eave</u>	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>Barbara Jones</u>	Date	<u>4-1-96</u>
Department Approval	<u>Kevin [Signature]</u>	Date	<u>4/1/96</u>

Additional water and/or sewer tap fee(s) are required: YES                      NO  W/O No. NO Change in S/F

Utility Accounting Marshall-Cole Date April 1, 1996

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)



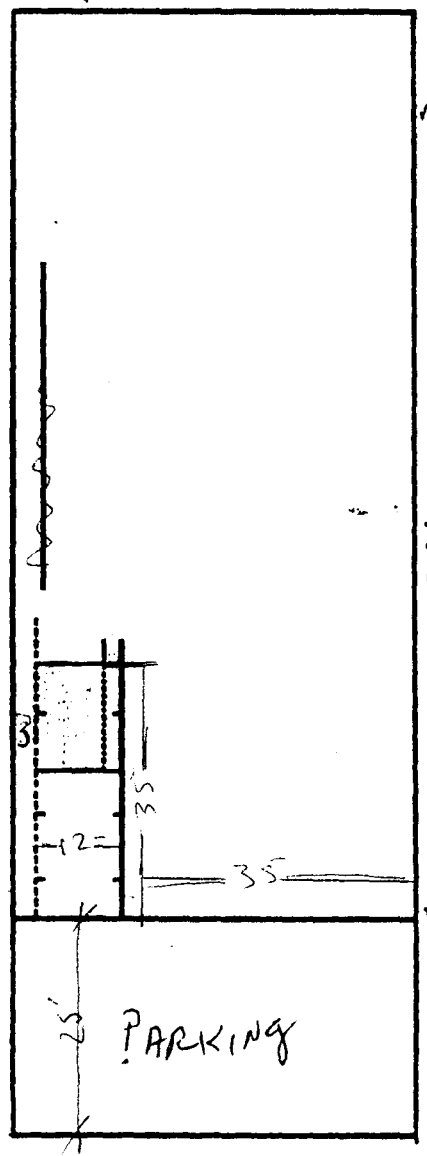
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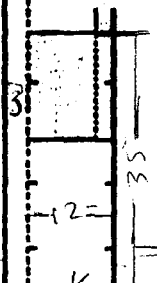
463  
GUNNISON AV

← 50' →



5th St

125'



25' PARKING

Alley

ACCEPTED KKA 4/1/96  
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.