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TCP \$	

BLDG PERMIT NO. 55888

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

2007-0130-057



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1022 CONNISON TAX SCHEDULE NO. 2945 141 20 010
 SUBDIVISION CITY G.J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 432 SFT
 FILING — BLK 43 LOT 27+28 SQ. FT. OF EXISTING BLDG(S) 1800 SFT
 (1) OWNER JERAN + LINDA DAKE NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1022 CONNISON
 (1) TELEPHONE 241 7825 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS RESIDENTIAL
 (2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE — NEW GARAGE

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 RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 3' from PL Rear 3' from PL Special Conditions _____
3' is to eave of bldg.
 Maximum Height 32' CENS.T. 2 T.ZONE 36 ANN#

accessory bldg

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 4-16-96
 Department Approval [Signature] Date 4-16-96

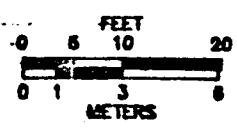
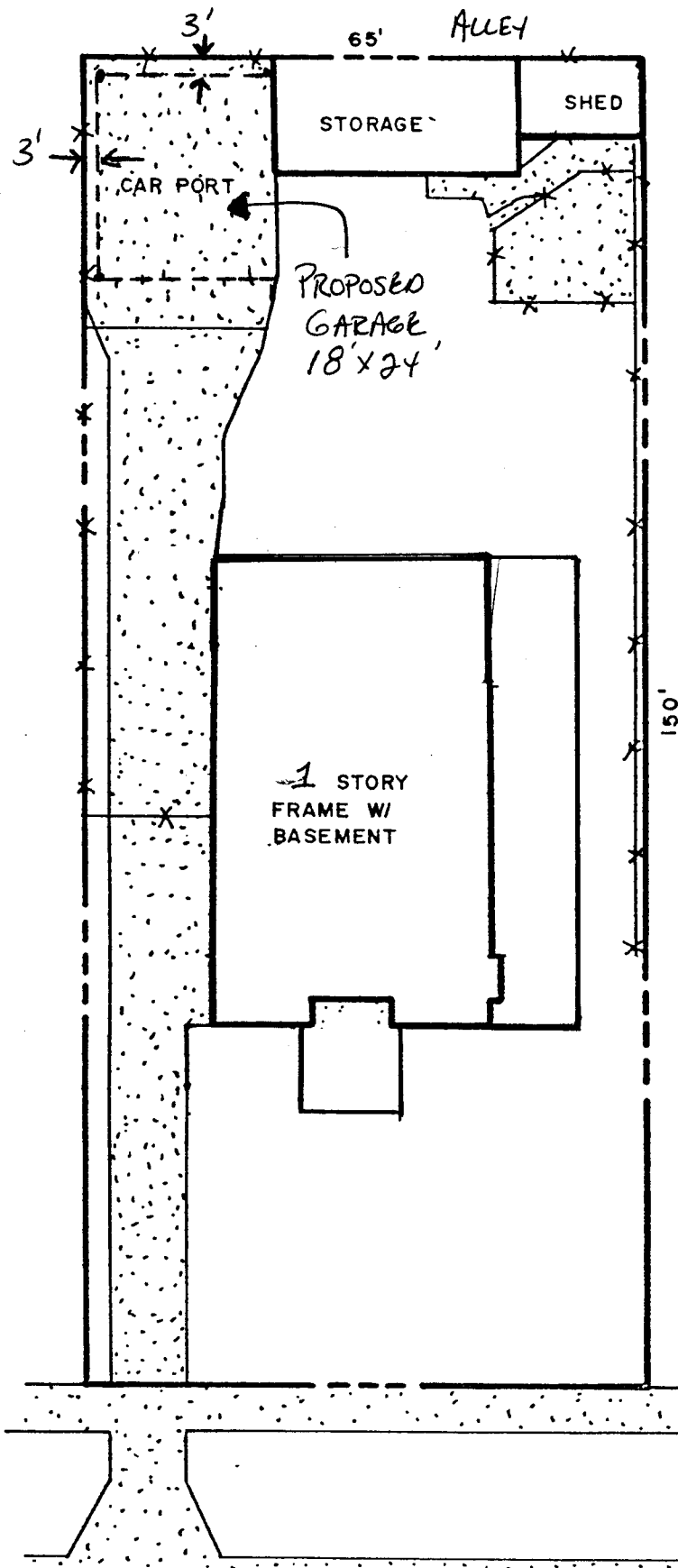
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 4/16/96

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)

the 3' is to the eave of the bldg.



1022 GUNNISON AVE.

ACCEPTED *Ronnie Edwards*
 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. *4/11/94*

GUNNISON AVE.

1022 Gunnison Avenue, Grand Junction, CO.