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BLDG PERMIT NO. NA?

PLANNING CLEARANCE

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

003-1150-067



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1360 DUNBAR AVENUE TAX SCHEDULE NO. 2945-132-10-015
 SUBDIVISION Dundee Place SQ. FT. OF PROPOSED BLDG(S)/ADDITION 168
 FILING BLK 2 LOT 18#17 SQ. FT. OF EXISTING BLDG(S) 1700
 (1) OWNER RUTH ANN PRICE/ DOUG STARK NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1360 DUNBAR GJ CO 81501
 (1) TELEPHONE 8 970 243 1096 NO. OF BLDGS ON PARCEL
 BEFORE: AFTER: THIS CONSTRUCTION
 (2) APPLICANT DOUG STARK USE OF EXISTING BLDGS
 (2) ADDRESS 1360 DUNBAR GJ 81501 DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970 243 1096 Low Deck added to back of house

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-5 Maximum coverage of lot by structures
 SETBACKS: Front from property line (PL) Parking Req'mt
 or from center of ROW, whichever is greater Special Conditions
 Side 5' from PL Rear 25' from PL
 Maximum Height CENSUS TRACT 7 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 *Youngen Price* Date 7-11-96
 Department Approval *Maria Rabideaux* Date 7-11-96

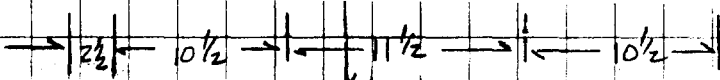
Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting *Ced Anderson* Date 7-11-96

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

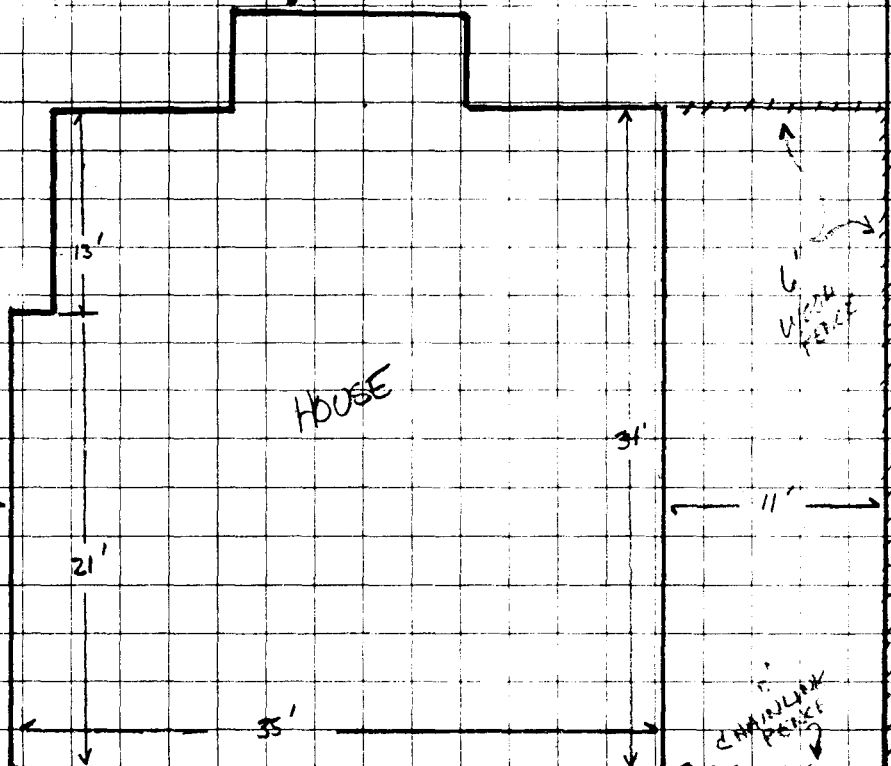
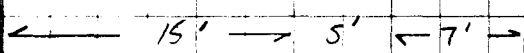
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1300 Ouray

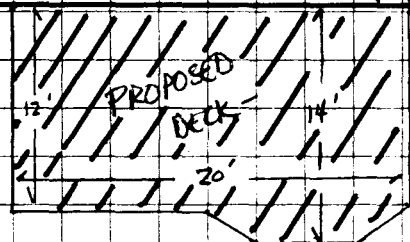


ACCEPTED MR 7-11-90
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

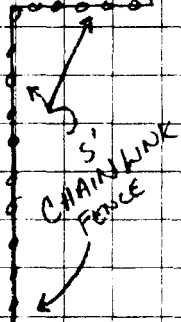
14th STREET



HOUSE

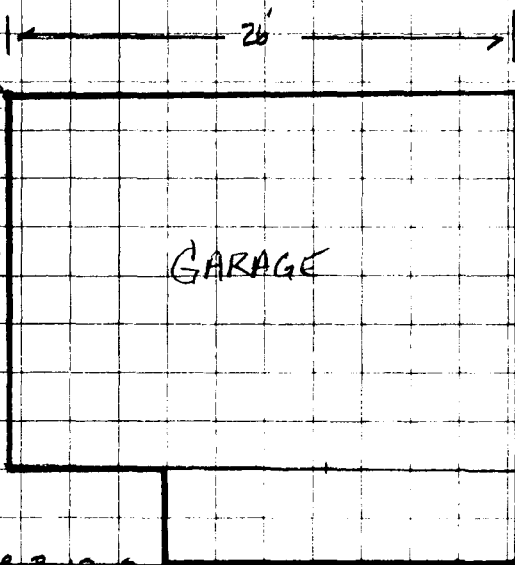
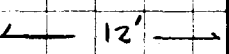
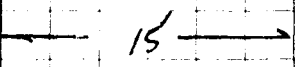


PROPOSED DECK

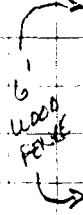


5' CHAINLINK FENCE

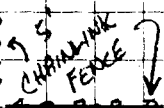
5' SIDEWALK



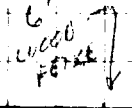
GARAGE



6' WOOD FENCE



5' CHAINLINK FENCE



6' WOOD FENCE

PAVIA ALLEY (13th -> 14th STREETS)