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BLDG PERMIT NO. 61706

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

2007-0410-03-8

BLDG ADDRESS 314 Garrison Ave TAX SCHEDULE NO. 2945-142-22-014
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 22'x17'
 FILING — BLK 36 LOT 29480 SQ. FT. OF EXISTING BLDG(S) 44'x26'
 (1) OWNER Doug Dominguez NO. OF DWELLING UNITS
 BEFORE: 2 AFTER: 7 THIS CONSTRUCTION
 (1) ADDRESS 314 Garrison
 (1) TELEPHONE 245-7691 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Colorado's Woodwork Construction USE OF EXISTING BLDGS Dwelling
 (2) ADDRESS P.O. Box 23103 DESCRIPTION OF WORK AND INTENDED USE: Bed Room &
 (2) TELEPHONE 241-8595 Bath Rm. Addition, New Roof, Plumbing & Elect. up Grade

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-64 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL _____
 Maximum Height 36' _____
 CENSUS 3 TRAFFIC 35 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).

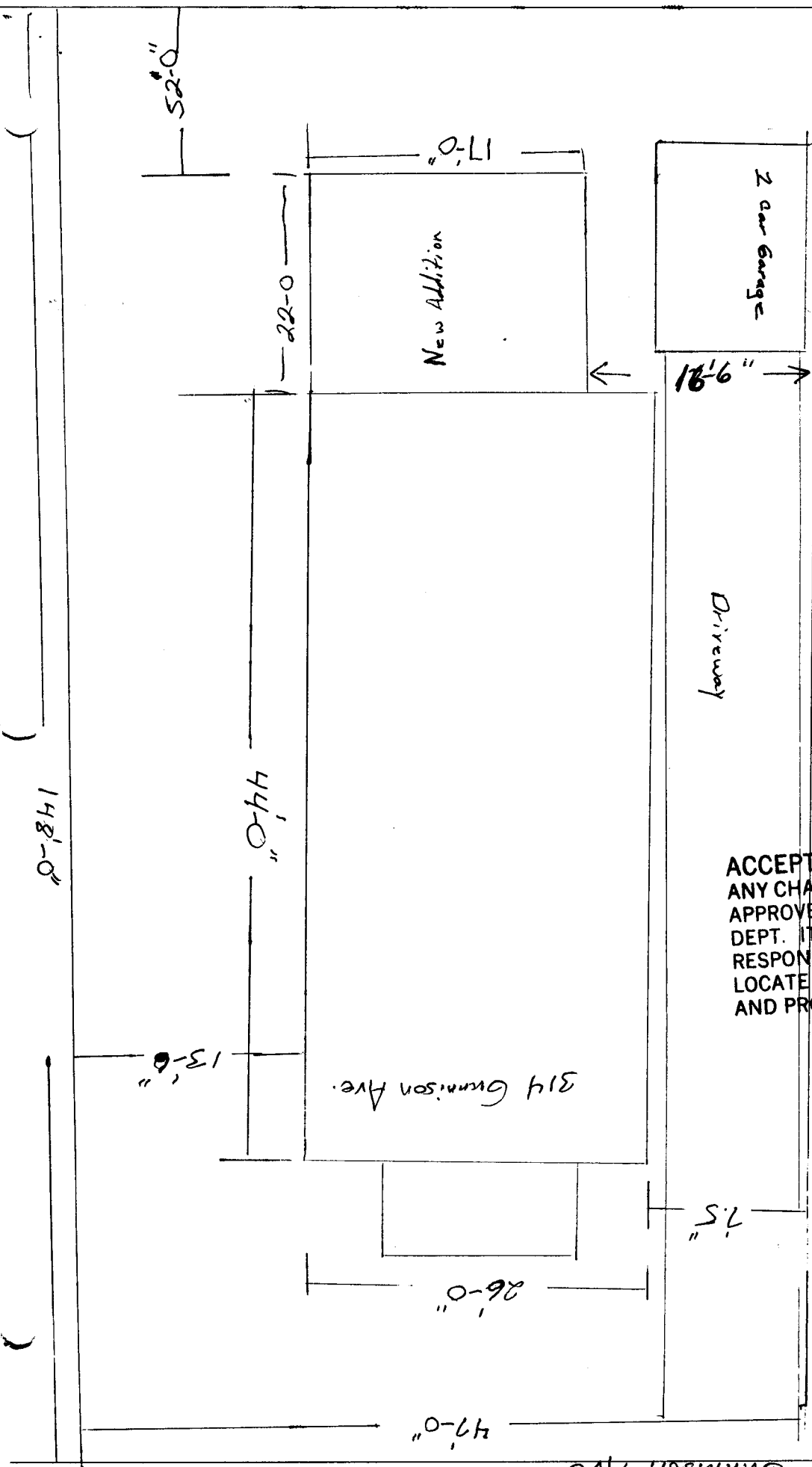
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Rich E. Hudson Date 8/21/97
 Department Approval Ronnie Edwards Date 8/21/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting Goldenrod Date 8-21-97

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)



ACCEPTED *Bonnie* 8/21/97
 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.

13'-6"
 17'
 47'
 30'-6"

Front

314 Gunnison