

PFE \$	10
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 60934

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 1313 Gunnison Ave TAX SCHEDULE NO. 294513207002  
 SUBDIVISION Lincoln Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION 26x20  
 FILING \_\_\_\_\_ BLK 2 LOT 4,5,6 SQ. FT. OF EXISTING BLDG(S) 42820  
 (1) OWNER Allen J. Murray NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 1313 Gunnison Ave  
 (1) TELEPHONE 245-0585 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS Garage - home  
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: Garage  
 (2) TELEPHONE \_\_\_\_\_

**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 RSF-5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater  
 Side 3' from PL Rear 10' from PL Special Conditions electrical only in garage  
 Maximum Height \_\_\_\_\_ CENSUS 7 TRAFFIC 38 ANNEX# \_\_\_\_\_

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 Allen J. Murray Date 6/17/97  
 Department Approval Bonnie Edwards Date 6/17/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 2005-1090-07-2  
 Utility Accounting Chick Anderson Date 6-20-97

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)

Bldg. Dept. - 750 Main

