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TCP \$	—
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BLDG PERMIT NO. 163078

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1355 Gunnison Ave TAX SCHEDULE NO. 2945-132-07-007
 SUBDIVISION Lincoln Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING 15416 BLK 2 LOT 15816 SQ. FT. OF EXISTING BLDG(S) 1200 ±
 (1) OWNER Dennis Murphy NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1355 GUNNISON AVE
 (1) TELEPHONE 970-245-6334 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT Dennis Murphy USE OF EXISTING BLDGS home
 (2) ADDRESS 1355 Gunnison Ave DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-245-6334 Increase Framed Shed by 10'
MAINTAINING ORIGINAL EXTERIOR SIDING

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 35%
 SETBACKS: Front 20" from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions enclose carport
 Side 5' from PL Rear 25' from PL
3' 9' 10' 32' accessory
 Maximum Height _____ CENSUS 7 TRAFFIC 38 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 [Signature] Date 11/21-97
 Department Approval [Signature] Date 11/21/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 11283106
 Utility Accounting [Signature] Date 11-21-97

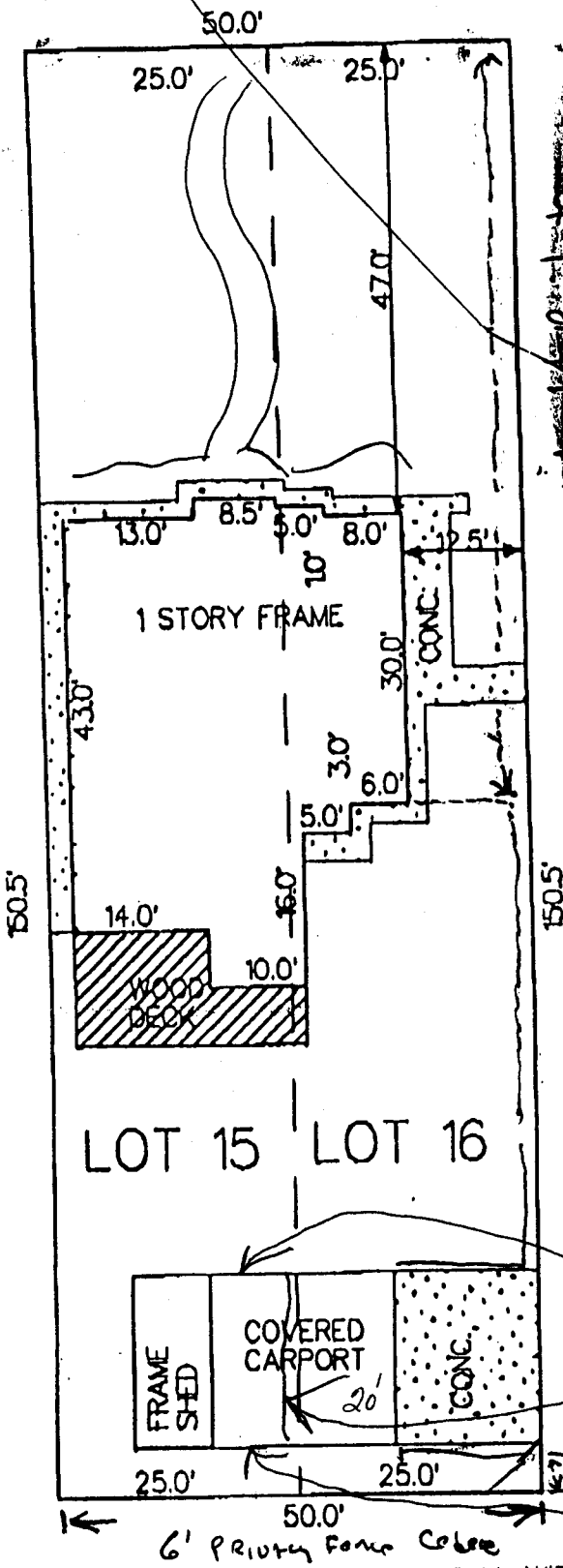
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

IMPROVEMENT LOCATION CERTIFICATE

1355 GUNNISON AVENUE

GUNNISON AVENUE



FIRST AMERICAN TITLE #119402
 MURPHY ACCT.
 LOTS 15 & 16 OF LINCOLN PARK ADDITION,
 MESA COUNTY, COLORADO.

ACCEPTED *Ronnie* 11/20/97
 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.

every body that
 USES Lincoln Park
 Cuts across
 front lawn

Notes:
 Also would like to
 Keep status in proposed
 Historic District.
 with Bldg Materials!



SCALE: 1" = 20'

6' Privacy Fence Colorado
 "Good Vinyl Wood" type

20' to prop. line
 MOVE wall OUT
 Enclose Sides SAME Material

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR DEPENDABLE MORTGAGE, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON