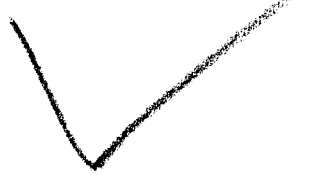


FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. N/A

205-1300-09-1

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1601 Gunnison Av TAX SCHEDULE NO. 2945-132-04-001  
 SUBDIVISION Slocomb's SQ. FT. OF PROPOSED BLDG(S)/ADDITION 10'x12'  
 FILING \_\_\_\_\_ BLK 10 LOT 1 & 2 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
 (1) OWNER Paul & Janice Early NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 776 23 1/2 Rd  
 (1) TELEPHONE 243-0452 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT Paul & Janice Early USE OF EXISTING BLDGS Garage & House  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Shed  
 (2) TELEPHONE 11 moved

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 \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2  
 Side 3' to eave from PL Rear 3' to eave from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32'  
 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 Janice Early Date 3-3-97  
 Department Approval Bill Nebl Date 3-3-97

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

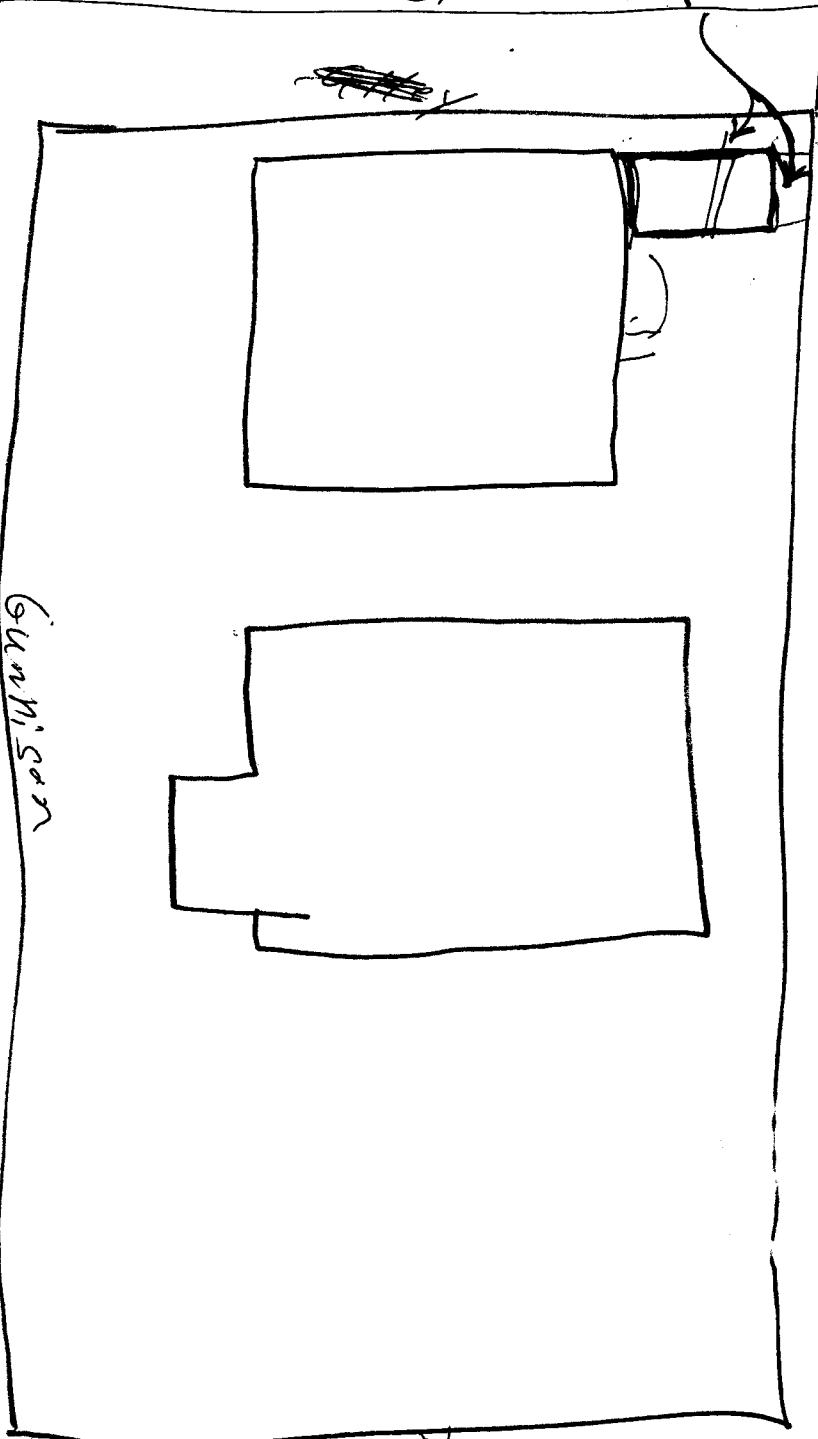
Utility Accounting As per notes Date 3-3-97

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)

ALLEY

33



Gunnison

74 7/1

ACCEPTED SLC 3/3/97  
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.