

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 00715

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

2006-1640-11-4

BLDG ADDRESS 2454 Gunnison TAX SCHEDULE NO. 2945-131-05-014
 SUBDIVISION Mesa Gardens Sub SQ. FT. OF PROPOSED BLDG(S)/ADDITION 26 X 14 DECK
 FILING _____ BLK 11 LOT 14 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER MAX CHRISTENSEN NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2454 GUNNISON AV.
 (1) TELEPHONE 241-5544 NO. OF BLDGS ON PARCEL
 BEFORE: None AFTER: None THIS CONSTRUCTION
 (2) APPLICANT LEIGH SIDING USE OF EXISTING BLDGS HOUSE
 (2) ADDRESS 71836RD PALISADE DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 464-7925 26' X 14' PATIO - DECK

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-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req't 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions _____
 Maximum Height 32' 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).

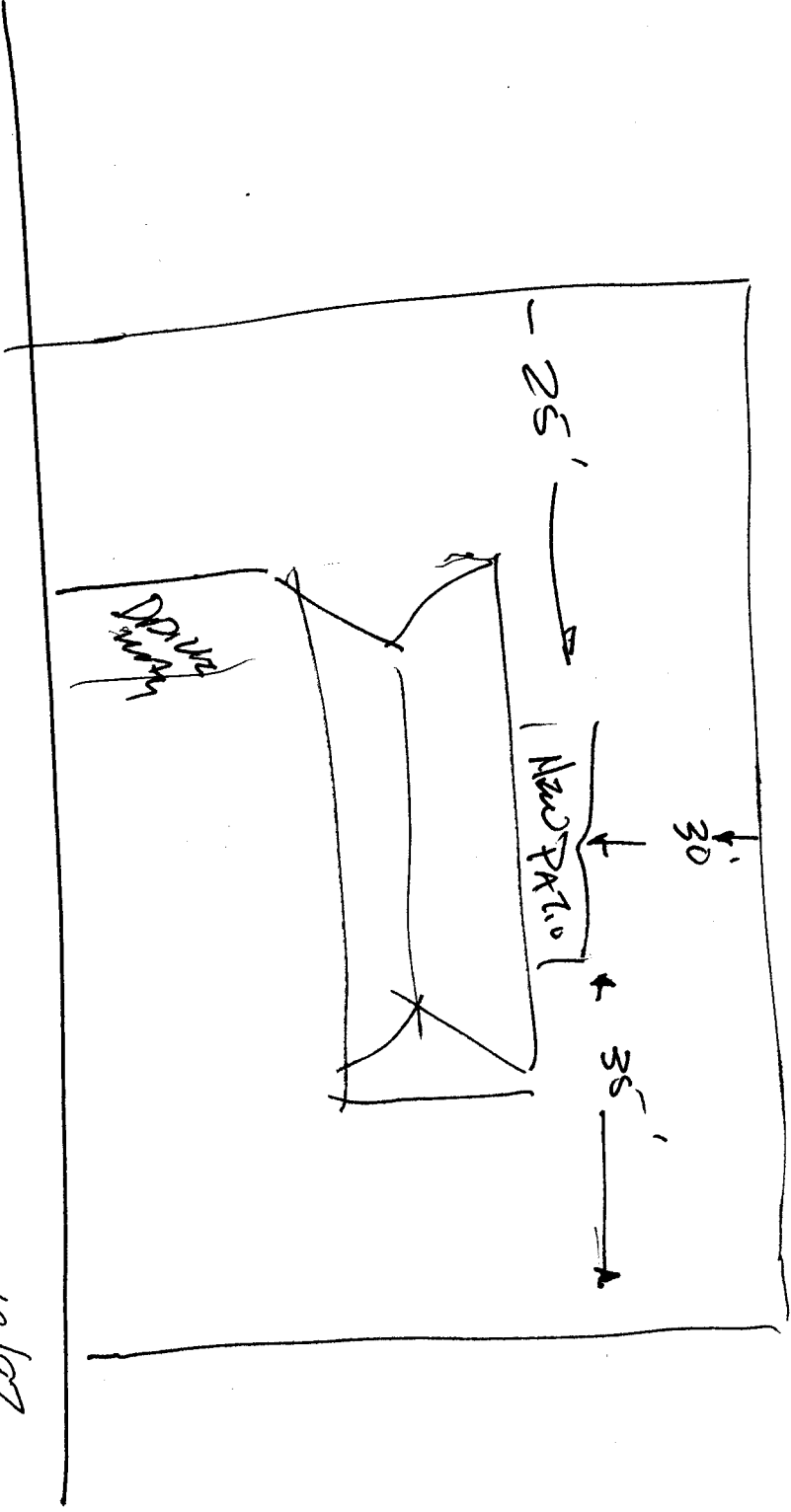
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 6/9/97
 Department Approval [Signature] Date 6/9/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 6/9/97

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)



2454
 Landonson

5/1 6/19/97
 ACCEPTED OF SETBACKS MUST BE
 ANY CHANGE BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.