

FEE \$	10.00
TCP \$	
SIF \$	



BLDG PERMIT NO. 107509

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

BLDG ADDRESS <u>757 Bunting Ave.</u>	TAX SCHEDULE NO. <u>2945-114-16-002</u>
SUBDIVISION <u>Crain</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>580</u>
FILING _____ BLK <u>1</u> LOT <u>3#4</u>	SQ. FT. OF EXISTING BLDG(S) <u>1485</u>
(1) OWNER <u>KAREN RUECK</u>	NO. OF DWELLING UNITS BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>757 Bunting Ave</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>1</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>(970) 256-7010</u>	USE OF EXISTING BLDGS <u>TO LIVE IN</u>
(2) APPLICANT <u>KAREN RUECK</u>	DESCRIPTION OF WORK AND INTENDED USE: _____
(2) ADDRESS <u>SAME AS ABOVE</u>	
(2) TELEPHONE <u>" " "</u>	<u>ENLARGE KITCHEN; OFFICE & FAMILY RM. ADDITION</u>

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 <u>RMF-32</u>	Maximum coverage of lot by structures <u>100%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or <u>45'</u> from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>10'</u> from PL Rear <u>20'</u> from PL	Special Conditions <u>Cannot build in easements</u>
Maximum Height <u>36'</u>	CENSUS <u>5</u> TRAFFIC <u>33</u> 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 <u>Karen Rueck</u>	Date <u>10-1-98</u>
Department Approval <u>H. Valdez</u>	Date <u>10-15-98</u>

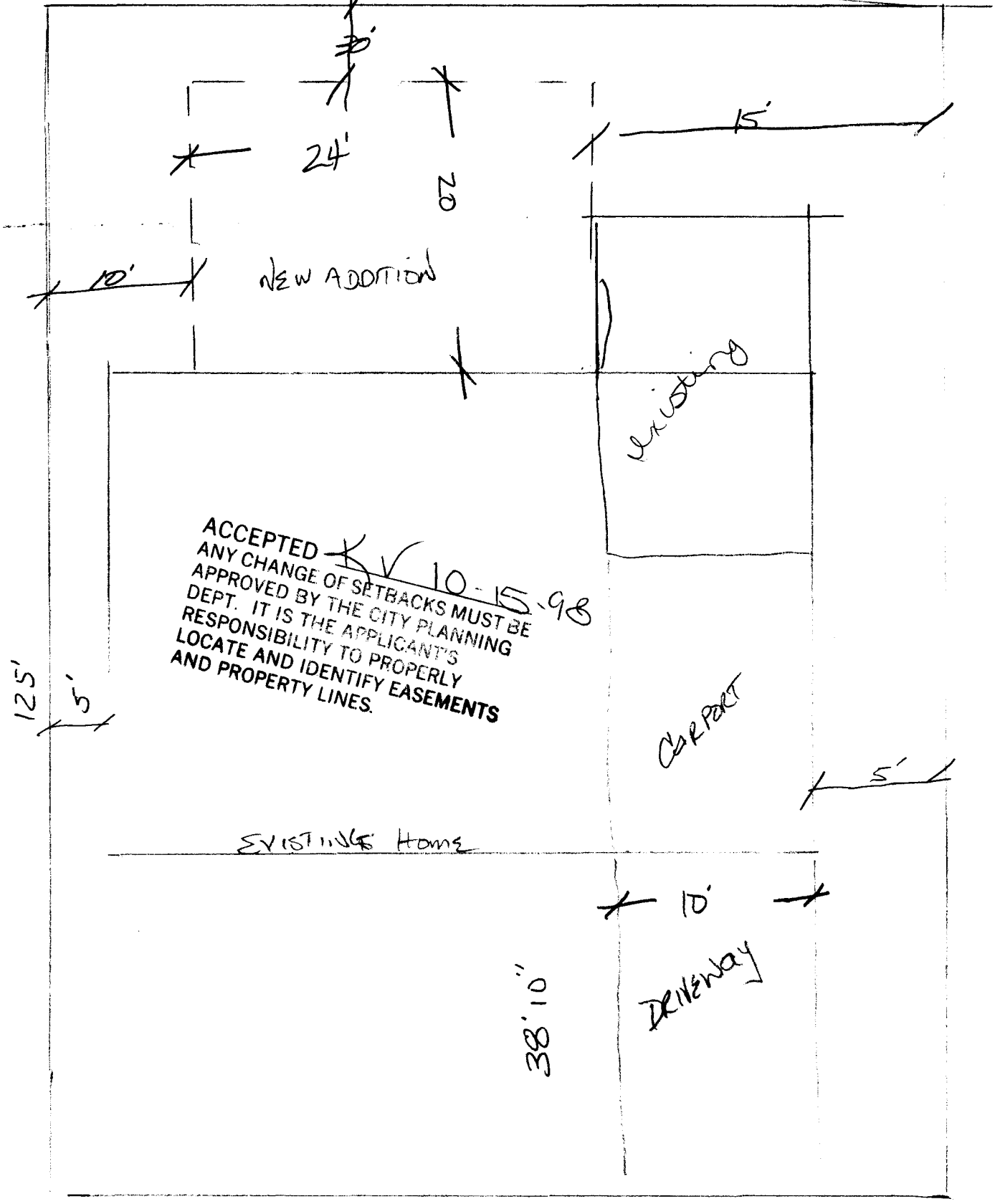
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting <u>KD</u>	Date <u>10/15/98</u>
------------------------------	----------------------

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



ACCEPTED KV 10-15-98
 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.

NEW ADDITION

EXISTING

CARPET

EXISTING HOME

DRIVEWAY

50'

757 Bunting