

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 71883

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

(Handwritten initials: K+)

BLDG ADDRESS 855 Gunnison Ave TAX SCHEDULE NO. 2945-141-27-000

SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 12x18

FILING BLK 48 LOT 13414 SQ. FT. OF EXISTING BLDG(S) 1500 sq ft

(1) OWNER DK WEITZEL NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 855 Gunnison Ave NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 243-2314 USE OF EXISTING BLDGS residence

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS Same

(2) TELEPHONE _____ carport

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 structure _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____

Side 3' to leave from PL Rear 3' to leave from PL

Maximum Height _____ CENSUS 2 TRAFFIC 36 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. No structure authorized by this application cannot be occupied until a final inspection has been completed. Occupancy has been issued, if applicable, 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 all ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply with these conditions may result in action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature DK Weitzel Date 8-30-99

Department Approval Ronnie Edwards Date 8-30-99

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

Utility Accounting None Date _____

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)

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

001 del

BLDG ADDRESS 855 Gunnison SQ. FT. OF PROPOSED BLDGS/ADDITION 12x18
 TAX SCHEDULE NO. 2945-141-27-008 SQ. FT. OF EXISTING BLDGS 1600 ±
 SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING BLK 48 LOT 13, 14 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) OWNER D. K. WEITZEL USE OF EXISTING BUILDINGS Home
 (1) ADDRESS 855 GUNNISON DESCRIPTION OF WORK & INTENDED USE Building
 (1) TELEPHONE 242-3421 carport
 (2) APPLICANT SAME TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC) _____
 (2) TELEPHONE _____ Manufactured Home (HUD) _____
 X Other (please specify) open carport

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% = 3375
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or 45' from center of ROW, whichever is greater
 Side 3' from PL, Rear 3' from PL Parking Req'mt _____
 Maximum Height accessory Special Conditions _____
 CENSUS 5 TRAFFIC 36 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 D.K. Weitzel Date 9-28-99
 Department Approval Ronnie Edwards Date 9-28-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No: <u>Existing 4757-2978</u>
Utility Accounting	<u>Dunk</u>	Date	<u>9/28/99</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)

City of Grand Junction
 Department of Community Development



Date 8-30-99
 Payee Name Weitzel
 Address 855 Gunnison Ave
 Telephone 243-2316
 Project Address/File/Name Same

* PLEASE CIRCLE ALL THAT APPLY

DESCRIPTION *	AMT	DESCRIPTION *	AMT
DEVELOPMENT PROJECTS		PERMITS	
100-321-43195-13-109465		100-321-43195-13-124415	
Rezone		Temporary Use Permit	
Conditional Use		Floodplain Permit	
Special Use		Sign Permit (#)	
Major Sub-ODP, Prelim, Final		Special Events Permit (#)	
Minor Subdivision		Fence Permit (#)	
PDR - ODP, Prelim, Final		Home Occupation Permit	
ROW / Easement Vacation			
Replat / Property Line Adj		OTHER	
Variance		School Impact 701-905-43994	
Site Plan Review		Drainage 202-61314-43995-30	
Minor Change		TCP 2071-61314-43993-30	
Change of Use		Sign Deposit 100-21090-131840	
Planning Clearance (#) 100-321-43195-13-124450	10 ⁻	Manuals, Copies, etc. 100-321-43195-13-120515	

Treasurer Receipt No. 91076 TOTAL \$ 10⁻

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)

DATE: 8 30 99 DOCUMENT #: J 7903527
 RECEIVED OF: Community development

YR	INDEX	FUND	ORGN	ACCT	PRG	ACTVTY	AMOUNT	
DESCR: <u>Wetzel</u>								
		100	301	43195	13	124450	10 ✓	
DESCR: <u>Petalish</u>								
		100	301	43195	13	124450	10 ✓	
DESCR: <u>Wetzel</u>								
		100	301	43195	13	124450	10.00 ✓	
DESCR: <u>Sunking</u>								
		100	301	43195	13	124450	20 ✓	
DESCR:								
CITY STAFF: <u>15</u>							GRAND TOTAL..	50.00