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BLDG PERMIT NO. 69570

EA

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

BLDG ADDRESS 1943 Gunnison Ave TAX SCHEDULE NO. 2945-131-19-005
 SUBDIVISION Parklan Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 720
 FILING BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 1800 ±
 (1) OWNER Lewis E Long NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1943 Gunnison Ave NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 3 THIS CONSTRUCTION
 (1) TELEPHONE 243 1878
 (2) APPLICANT _____ USE OF EXISTING BLDGS None
 (2) ADDRESS Same as Above DESCRIPTION OF WORK AND INTENDED USE: build
 (2) TELEPHONE _____ two stall garage

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 _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 3' to eave from PL Rear 3' to eave from PL Special Conditions storage/garage use only
 Maximum Height accessory structure only CENSUS 7 TRAFFIC 38 ANN# _____

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).

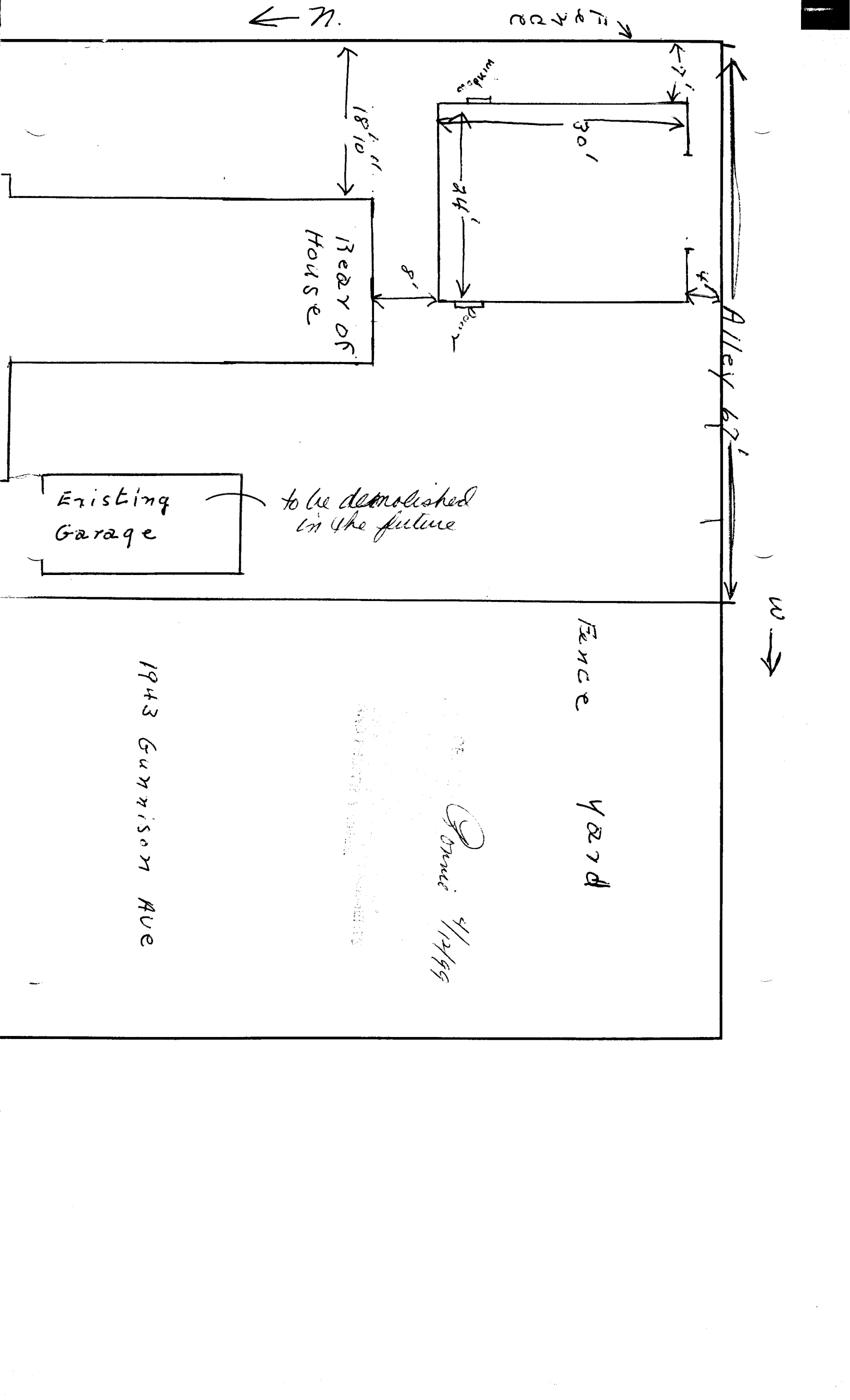
Applicant Signature Lewis E Long Date 4-12-99
 Department Approval Ronnie Edwards Date 4-12-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 4800-3007 TR 87317

Utility Accounting Rebecca Date 4-12-99

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)



N. ←

Fence →

18'10"

Rear of House

8'

Window

30'

24'

Porch

7'

4'

Alley 67'

W →

Existing Garage

to be demolished in the future

Fence

Yard

1943 GUNNISON AVE

DEED OF GRANT... 4/12/99