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BLDG PERMIT NO. under
1200

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

BLDG ADDRESS 2148 GUNNISON AVE TAX SCHEDULE NO. 2945-131-03-022
 SUBDIVISION PARK TERRACE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 112 SQ FT
 FILING BLK A LOT #10 SQ. FT. OF EXISTING BLDG(S) 930^{sq ft}
 (1) OWNER EVELYN C. WELCH NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2138 GUNNISON AVE NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 242-6019 USE OF EXISTING BLDGS home
 (2) APPLICANT CHRIS BARBER DESCRIPTION OF WORK AND INTENDED USE: TO
 (2) ADDRESS 2148 GUNNISON STORE GARDEN TOOLS IN
 (2) TELEPHONE 257-9131

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 RSE-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 3' to eave from PL Rear 3' to eave from PL
 Maximum Height _____
 CENSUS 7 TRAFFIC 38 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 Chris Barber Date 7/12/99
 Department Approval Ronnie Edwards Date 7/12/99

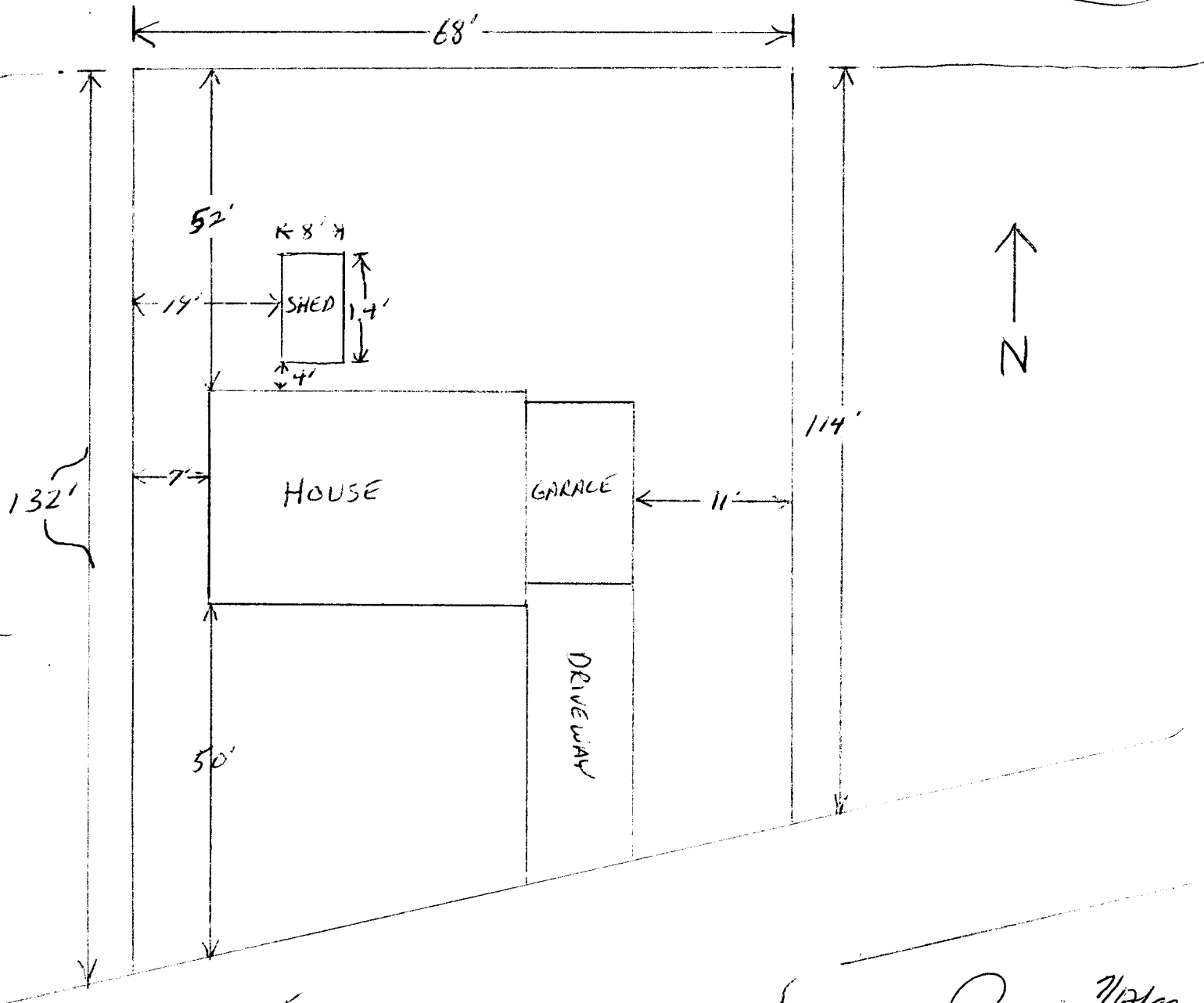
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Nabi Overholt Date 7/12/99

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)

PROPOSED SHED FOR 2148 GUNNISON AVE

LINCOLN PARK GOLF COURSE



GUNNISON AVE

22ND ST

ACCEPTED *Ronnie* 7/12/99
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.