

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 71883

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 855 Gunnison Ave TAX SCHEDULE NO. 2945-141-27-008

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

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

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

(1) ADDRESS 855 Gunnison Ave

(1) TELEPHONE 343-2314 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT \_\_\_\_\_ USE OF EXISTING BLDGS residence

(2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(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 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 \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS 2 TRAFFIC 36 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 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 Nikki Overholt Date 9/30/99

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)

AL (2)

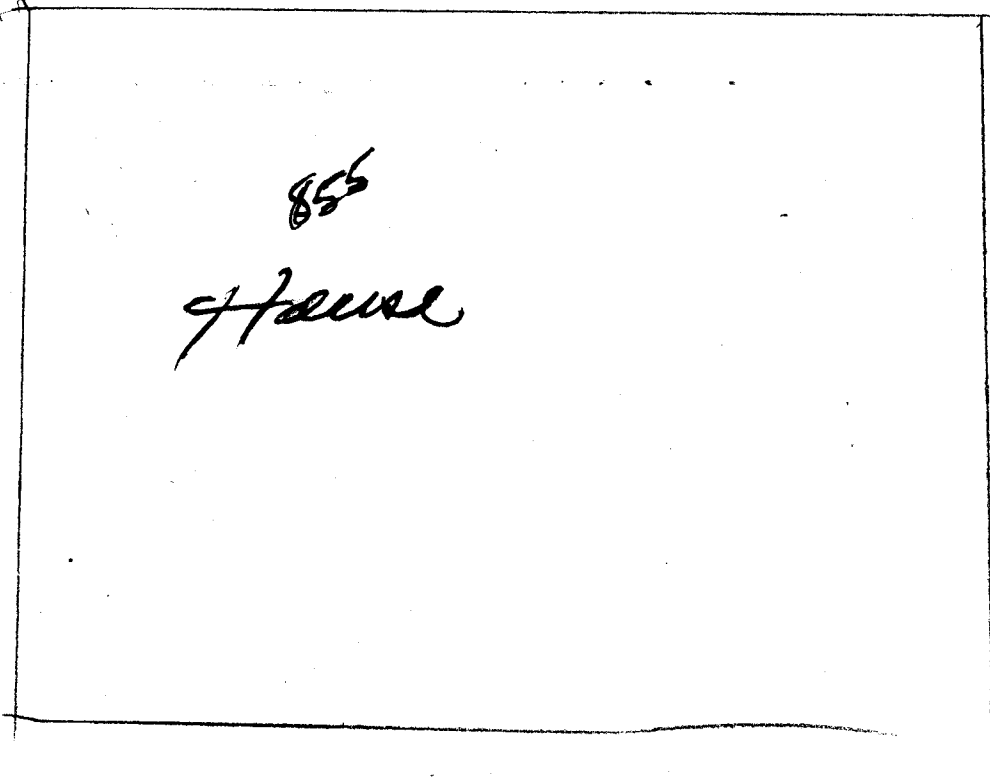
12'

3'

5183

new carport

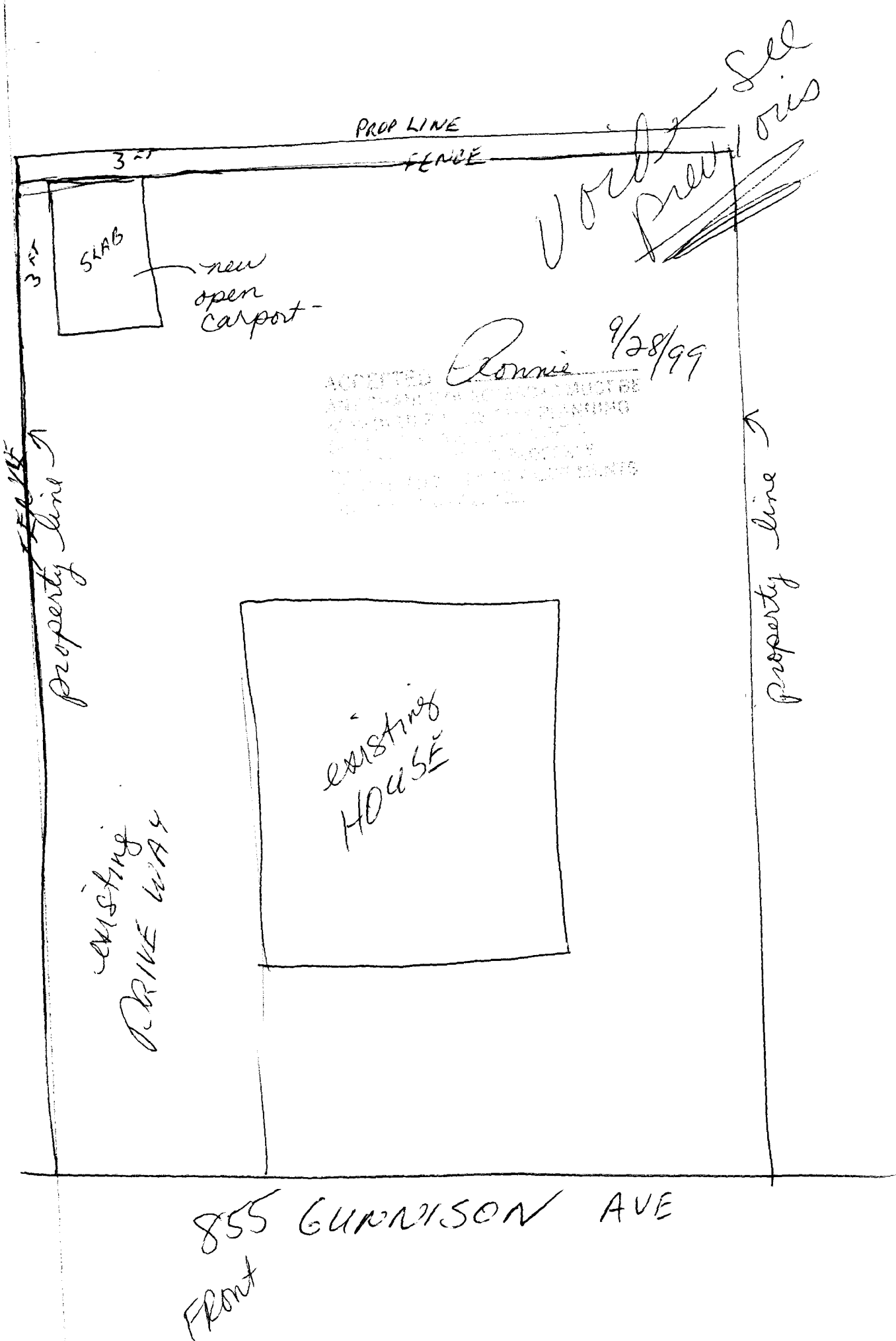
Driveway



Cunison

855 Cunison

ACCEPTED *Bornie* 8/30/99  
 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.



PROP LINE

FENCE

3'-0"

SLAB

new open carport

3'-0"

See previous

Ronnie 9/28/99

ACCEPTED  
ALL CHANGES MUST BE  
CONSIDERED IN THE PLANNING  
PROCESS  
THESE PLANS DO NOT  
WARRANT ANY LIABILITY  
FOR THE RESULTS  
OF THE PROJECT

Property line

Property line

existing HOUSE

existing DRIVE WAY

855 GURNISON AVE  
FRONT