

FEE \$	10.00
TCP \$	-
MF \$	-

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 75760



*EV*

Your Bridge to a Better Community

BLDG ADDRESS 1312 Bunting SQ. FT. OF PROPOSED BLDGS/ADDITION 24x30-

TAX SCHEDULE NO. 2945-123-17-004 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Henderson Hts. Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING - BLK 4 LOT 1/2 of 7, 8, 9, 10- NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER Sandi Knutson NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 1312 Bunting Ave. USE OF EXISTING BUILDINGS home

(1) TELEPHONE 970 254-8199 DESCRIPTION OF WORK & INTENDED USE new garage  
PATH

(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) TB

(2) ADDRESS owner same

(2) TELEPHONE \_\_\_\_\_

**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 RMF-16 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 40' Special Conditions only a sink is allowable  
no other kitchen facilities

CENSUS 6 TRAFFIC 28 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 Sandi Knutson Date June 15, 00

Department Approval MA C. Faye Johnson Date 6/27/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>T Bensley</u>	Date <u>6/27/00</u>		

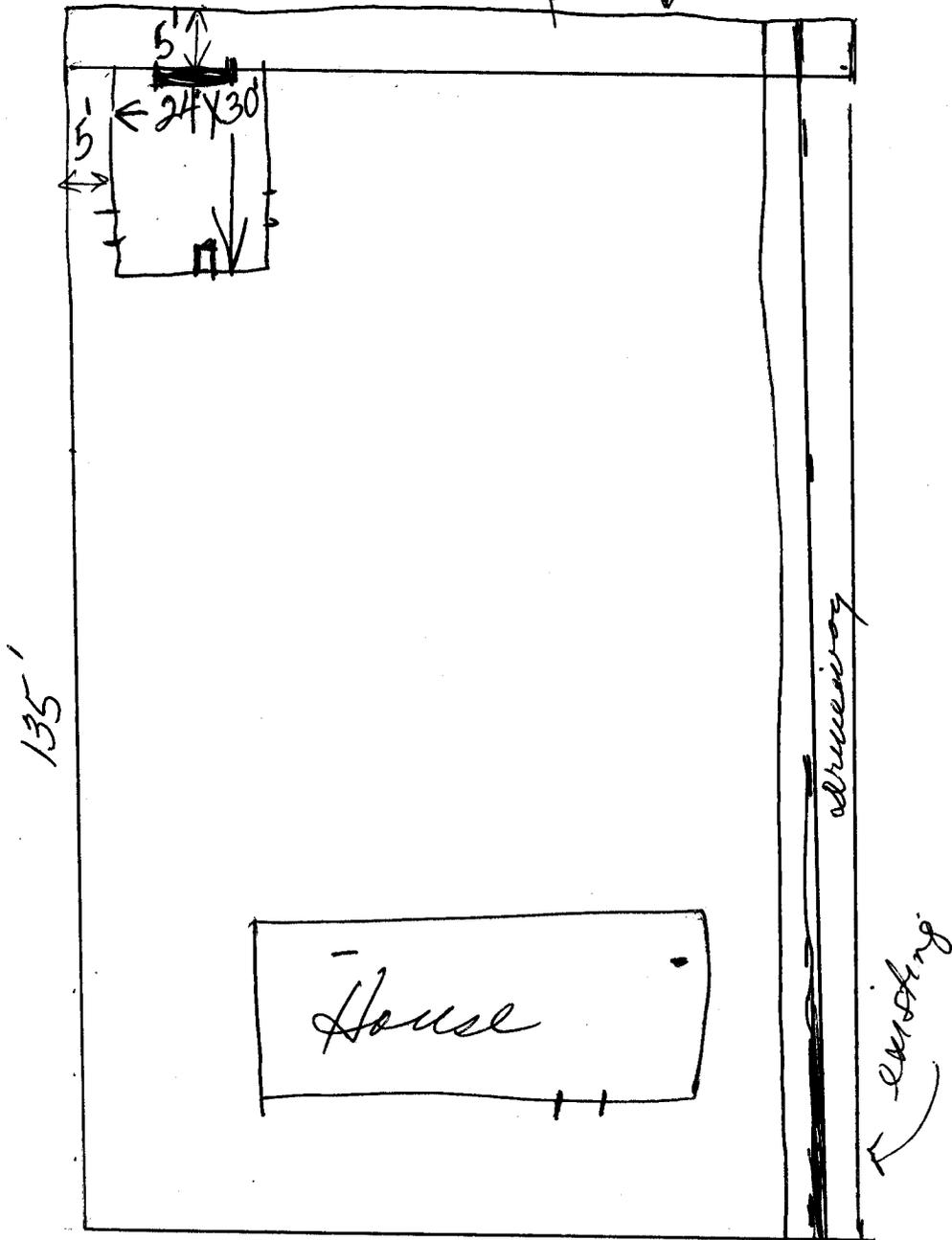
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DRIVE OK  
2/4  
6/27/00

Alley

prop. line  
↓



AA  
ACCEPTED C. Gaye Anderson  
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.

85'  
1312 Bunting Ave

J J  
Jandi Knutson

970 254-8199

new  
access off  
of alley