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|--------|-----|
| FEE \$ | 10' |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. 73623



Your Bridge to a Better Community

BLDG ADDRESS 425 Gunnison Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 240^{sq}
 TAX SCHEDULE NO. 2945-142-28-006 SQ. FT. OF EXISTING BLDGS 1350^{sq}
 SUBDIVISION City TOTAL SQ. FT. OF EXISTING & PROPOSED 1590^{sq}
 FILING N/A BLK 520 LOT 7/8 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 3 this Construction
 (1) OWNER MILLARD BURKINS
 (1) ADDRESS 425 GUNNISON USE OF EXISTING BUILDINGS RES. OCCUP.
 (1) TELEPHONE 245-1291 DESCRIPTION OF WORK & INTENDED USE SUN ROOM ADDITION
 (2) APPLICANT MARVIN WEAVER TYPE OF HOME PROPOSED:
 (2) ADDRESS PO 40976 9581504 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 245-2589 Manufactured Home (HUD)
 Other (please specify) _____

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-64 Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 20' from PL Parking Req'mt N/A
 Maximum Height 36' Special Conditions N/A
 CENSUS 3 TRAFFIC 35 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).

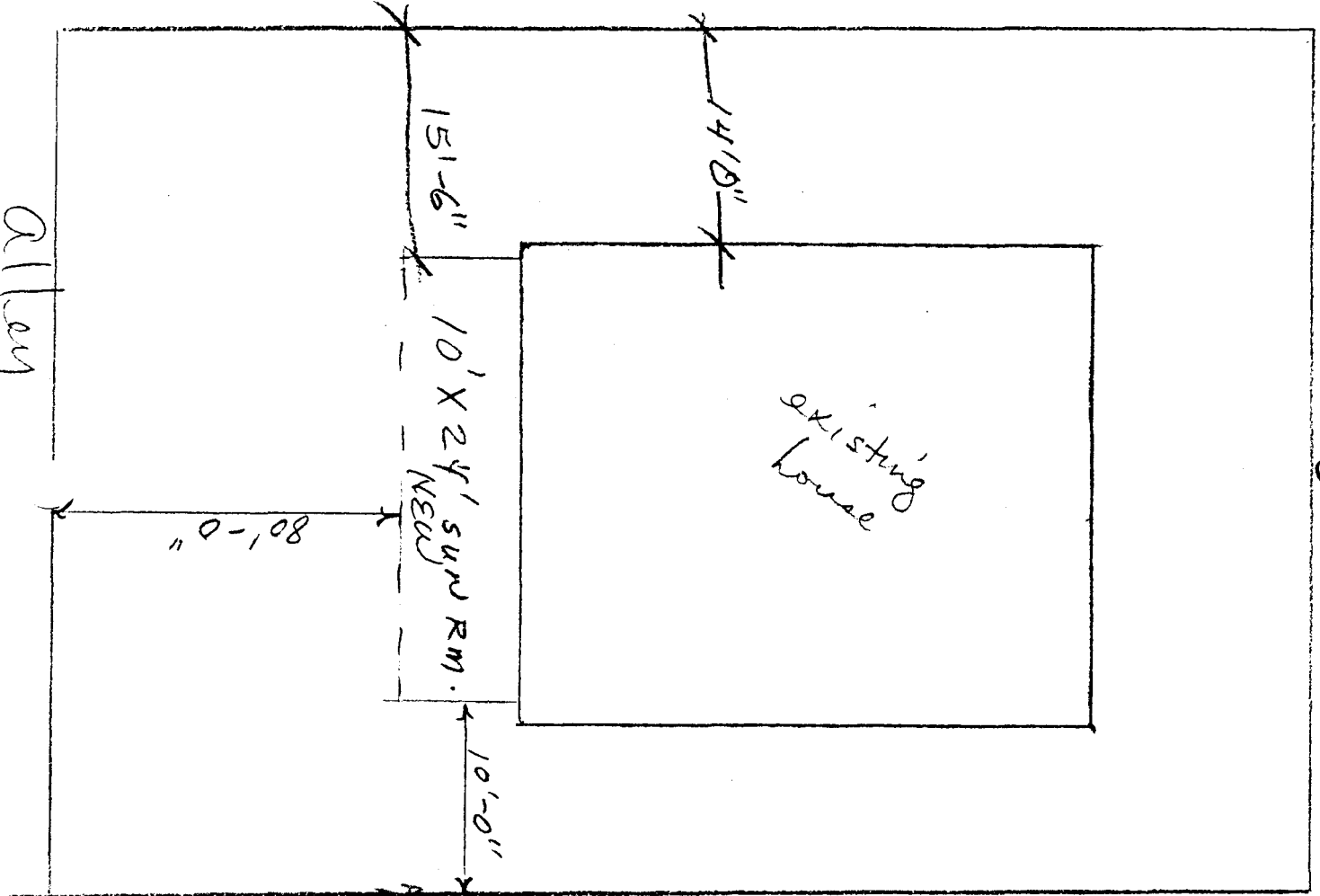
Applicant Signature Marvin Weaver Date 1-18-00
 Department Approval Ronnie Edwards Date 1-18-00

| | | | |
|--|-------------------|--|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. _____ |
| Utility Accounting | <u>C. Bensley</u> | | Date <u>1/18/00</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)

425 Gunnison 50' front



ACCEPTED
 ANY CHANGE OF SETBACKS W.S. OF
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Boone
 1/18/52

150'