

House Remodel

|        |      |
|--------|------|
| FEE \$ | 5.00 |
| TCP \$ | 0    |
| SIF \$ | 0    |

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

BLDG PERMIT NO. 73391



Your Bridge to a Better Community

BLDG ADDRESS 1303 Gunnison Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 0

TAX SCHEDULE NO. 2945-132-07-001 SQ. FT. OF EXISTING BLDGS 3,007

SUBDIVISION Lincoln Park TOTAL SQ. FT. OF EXISTING & PROPOSED 3,007

FILING \_\_\_\_\_ BLK 2 LOT 1 to 3 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction

(1) OWNER Pat + Gerry Tucker NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction

(1) ADDRESS 2712 N. 8th CT. USE OF EXISTING BUILDINGS residence

(1) TELEPHONE 243-1242 DESCRIPTION OF WORK & INTENDED USE remodel

(2) APPLICANT Conquest Construction LLC TYPE OF HOME PROPOSED:

(2) ADDRESS 518 28 Road/A 207  Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) TELEPHONE 243-1242 \_\_\_\_\_ 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 RSF-5 Maximum coverage of lot by structures \_\_\_\_\_

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

Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL Parking Req'mt interior remodel

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Dan Caldera Date Dec 23 / 99

Department Approval Bill Neth Date 1-10-00

Additional water and/or sewer tap fee(s) are required: YES NO  W/O No.

Utility Accounting G Bensley Date 1/10/00

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)