

Garage

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 73392



Your Bridge to a Better Community

BLDG ADDRESS 1303 Gunnison Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 546 sq ft
 TAX SCHEDULE NO. 2945-132-07-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Linda Park TOTAL SQ. FT. OF EXISTING & PROPOSED 546 sq ft
 FILING _____ BLK 2 LOT 1 to 3 NO. OF DWELLING UNITS:
 (1) OWNER Part of Gerry Tucker Before: 0 After: 1 this Construction
 (1) ADDRESS 2712 N. 8th Court NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) TELEPHONE 243-1242 USE OF EXISTING BUILDINGS _____
 (2) APPLICANT Conquest Construction, LLC DESCRIPTION OF WORK & INTENDED USE Garage
 (2) ADDRESS 4207 518 29 Road TYPE OF HOME PROPOSED:
 (2) TELEPHONE 243-1242 Site Built _____ Manufactured Home (UBC)
 _____ 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 3' for rear from PL, Rear 10' from PL Parking Req'mt _____
 Maximum Height for accessory structure Special Conditions no overhangs in easements
 CENSUS _____ TRAFFIC _____ 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).

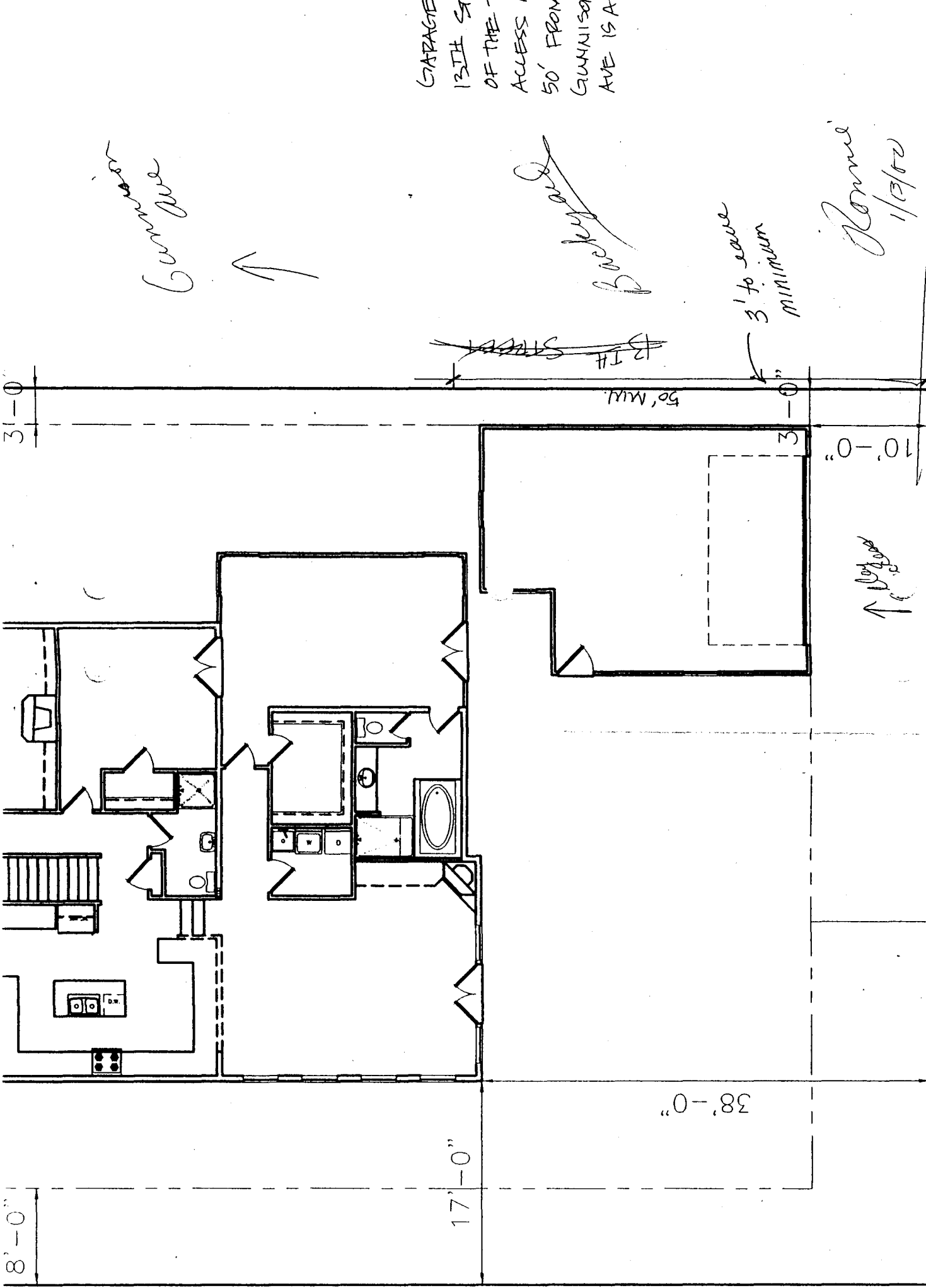
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Dana Caldwell Date Dec 23/99
 Department Approval Y. Eshu Magon Date 1/13/00

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>1/13/00</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)



GARAGE MUST BE 1
 13TH STREET PER FI
 OF THE T.E.D.S. MANU
 ACCESS MUST ALSO BE
 50' FROM THE PARL
 GUNNISON AVE FROM
 AVE IS A MAJOR COLLE
 KENT MARSH
 244-1451

Planned
 1/13/72

North
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 *
 *
 Alley

1303 Gunnison

13th Street