

FEE \$ 10.00
TCP \$ 0
SIF \$ 299.00

R+L 225.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 83340



Your Bridge to a Better Community

BLDG ADDRESS 2320 Bunting Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 1456

TAX SCHEDULE NO. 2945-124-29-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Bunting Place TOTAL SQ. FT. OF EXISTING & PROPOSED 1456

FILING _____ BLK _____ LOT 2

NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER John + Fran Jessup NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 734 Tulip Dr. 6J 81506 USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 970-254-8858 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT Fran Jessup TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (1999) ?
 Manufactured Home (HUD) DL 050613 (1999)
 _____ Other (please specify) _____

(2) ADDRESS same as above

(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-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 6 TRAFFIC 31 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 Fran Jessup Date 2-22-02

Department Approval Gayle Henderson Date 2-22-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14613</u>
Utility Accounting	<u>Li Bensusley</u>	Date	<u>2/22/02</u>

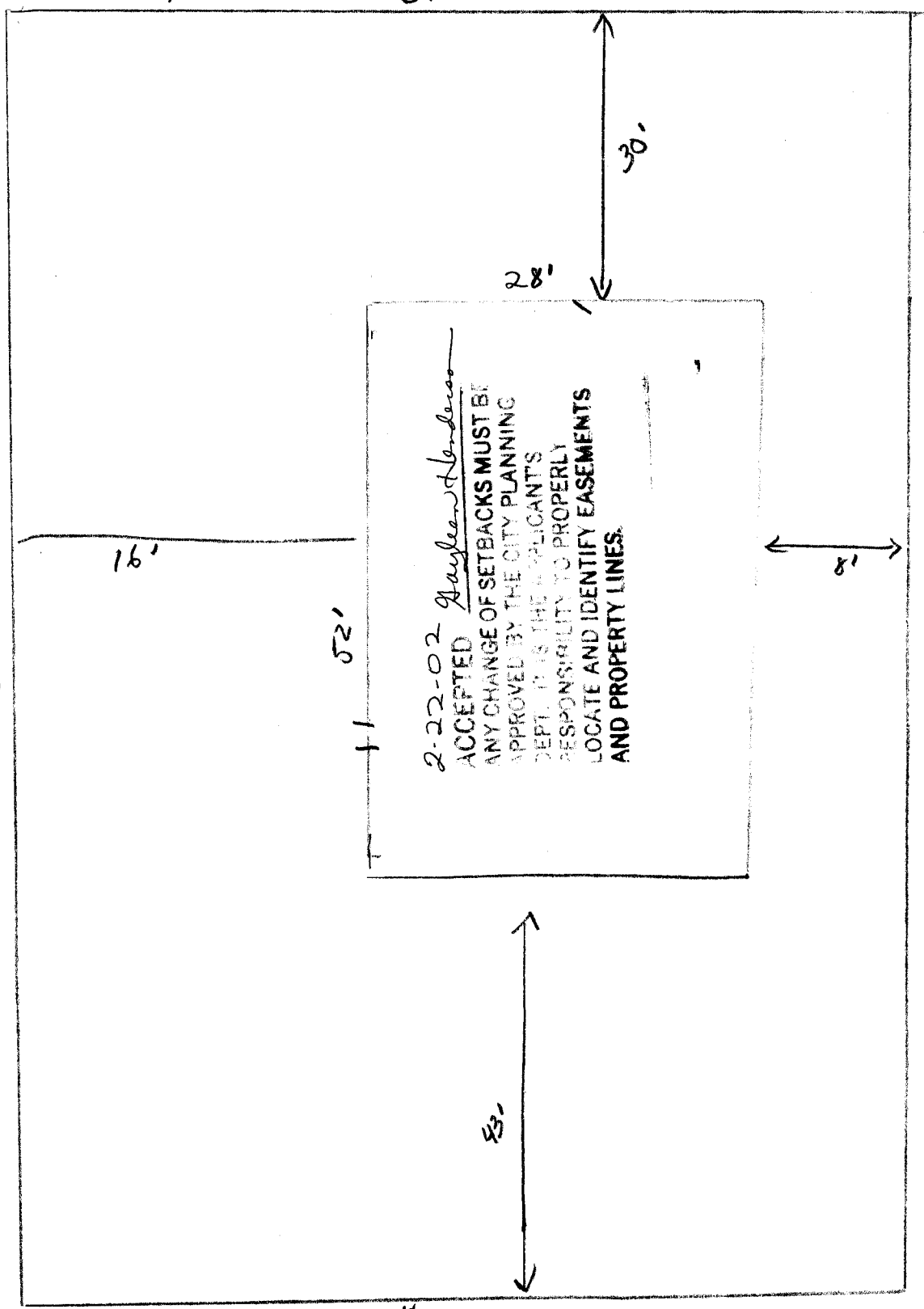
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

Site Plan For 2320 Bunting Ave, 6J
Owners - John + Fran Jessup

Tax Parcel # 2945-124-29-002
Lot Size - 125' x 51'

(Alley)



2-22-02 *Jaylean Henderson*
ACCEPTED
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.

Bunting Ave Street Front