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

BLDG PERMIT NO. 84058



Your Bridge to a Better Community

BLDG ADDRESS 202 GUNNISON AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 624 (SHOP)
 TAX SCHEDULE NO. 2945-142-23-016 SQ. FT. OF EXISTING BLDGS 1,600 (HOUSE)
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2,224
 FILING _____ BLK 35 LOT 31+32 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER AARON + KAREN DEROSIE NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 202 GUNNISON AVE USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE (970) 256-7739 DESCRIPTION OF WORK & INTENDED USE WORKSHOP / GARAGE
 (2) APPLICANT AARON DEROSIE TYPE OF HOME PROPOSED:
 (2) ADDRESS 202 GUNNISON AVE _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 256-7739 _____ 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-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 _____ 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 [Signature] Date 4-9-02
 Department Approval Gayleen Henderson Date 4-9-02

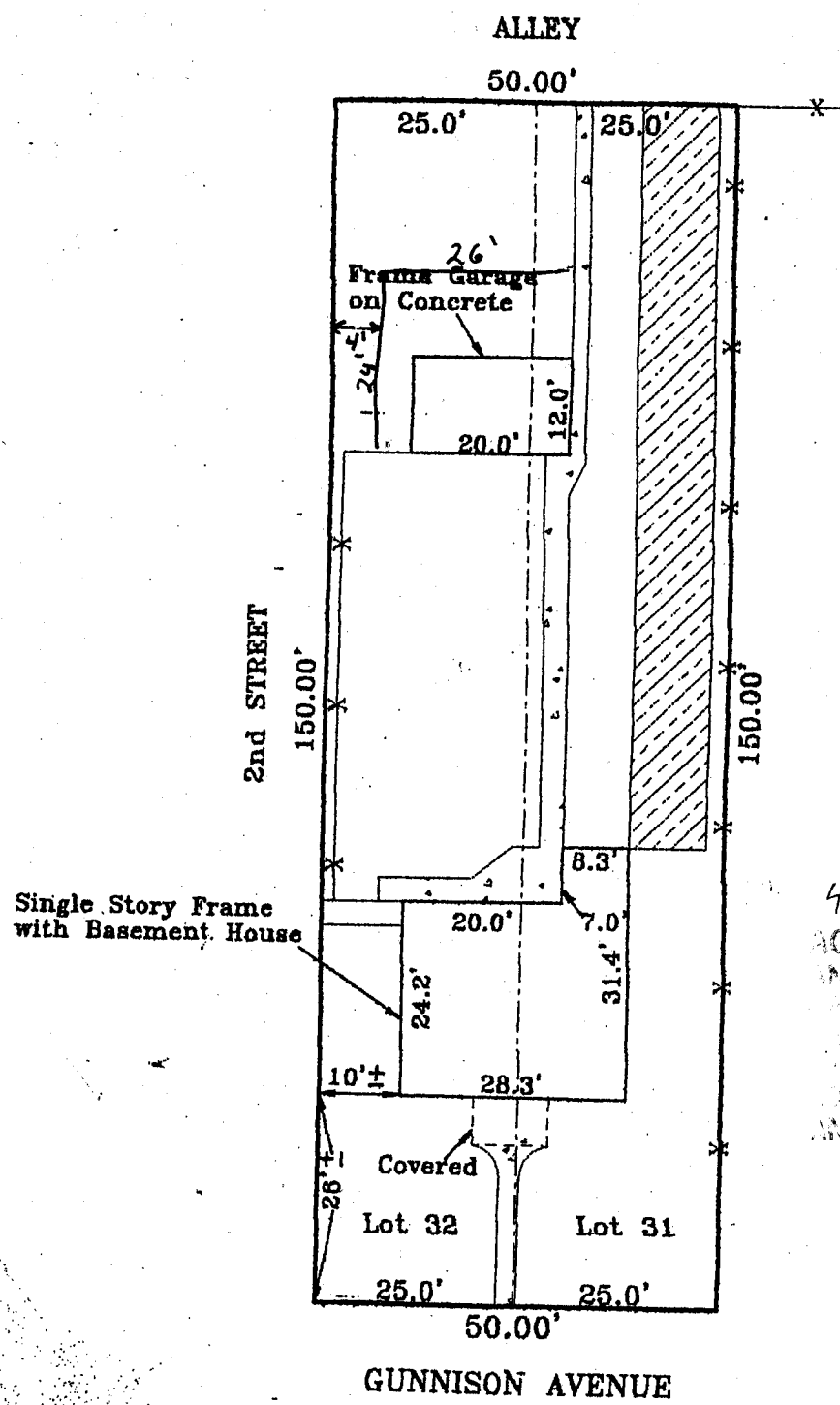
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>4/9/02</u>

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)



1" = 30'



4-9-02
 ACCEPTED *Gayle Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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