

FEE \$ <u>10.00</u>
TCP \$ <u> </u>
SIF \$ <u> </u>

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

BLDG PERMIT NO. 84835

(Handwritten initials)



Your Bridge to a Better Community

BLDG ADDRESS 536 GUNNISON SQ. FT. OF PROPOSED BLDGS/ADDITION 240
 TAX SCHEDULE NO. 2945-142-20-013 SQ. FT. OF EXISTING BLDGS 1548
 SUBDIVISION Grand Junction TOTAL SQ. FT. OF EXISTING & PROPOSED 1788
 FILING _____ BLK 38 LOTS 23424 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Harold G. Dutton NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction
 (1) ADDRESS 536 GUNNISON USE OF EXISTING BUILDINGS Residence & Garage
 (1) TELEPHONE 970-241-1775 DESCRIPTION OF WORK & INTENDED USE Shop & Storage
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ 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 20/25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 5/3' from PL, Rear 10/5' from PL Parking Req'mt _____
 Maximum Height 35 Special Conditions _____
 CENSUS 2 TRAFFIC 30 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).

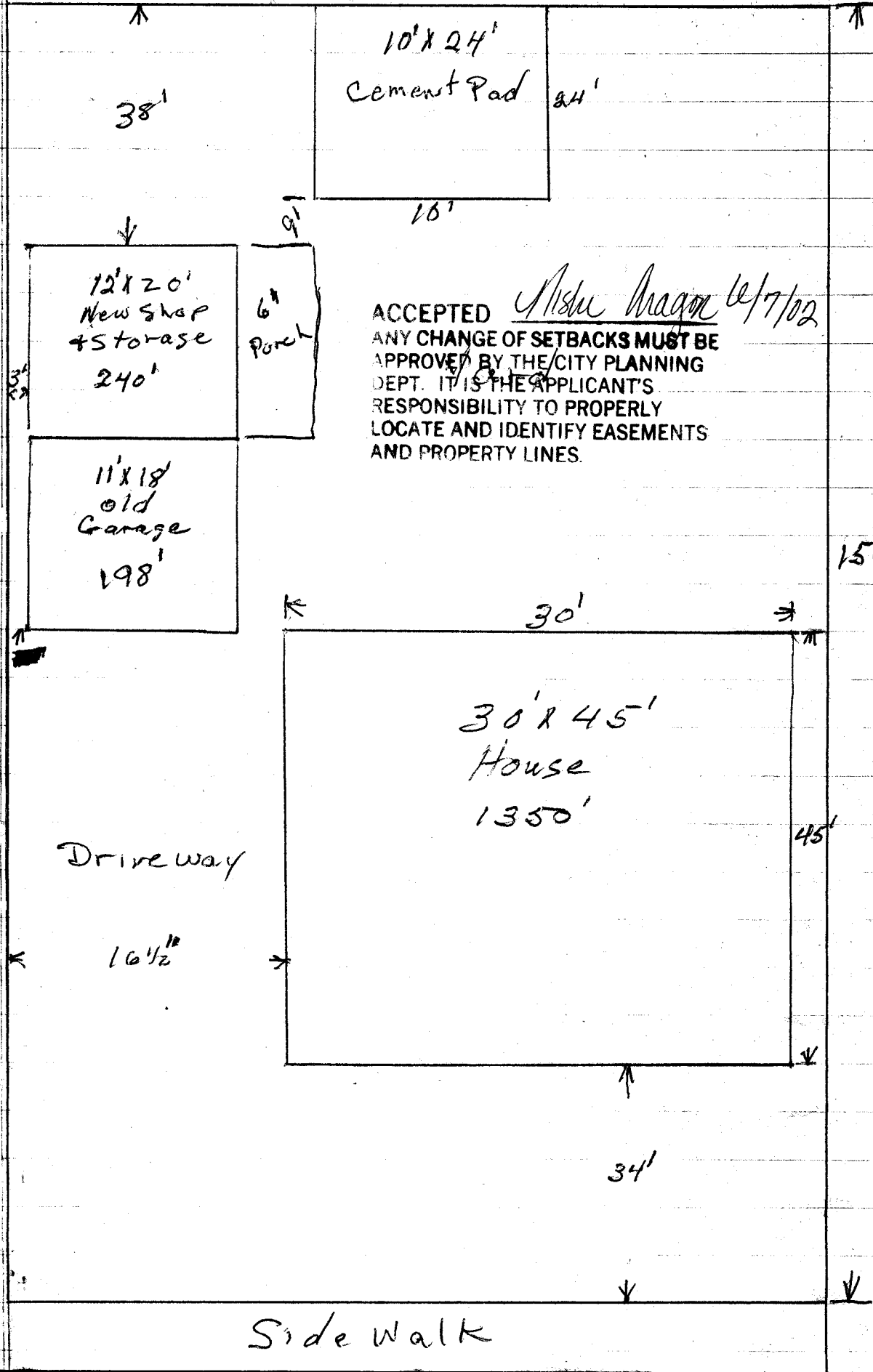
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Harold G. Dutton Date 6/4/02
 Department Approval Misha Wagner Date 6/7/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u> </u>
Utility Accounting <u>Tracy Shepe</u>	Date	<u>6/7/02</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)

Alley 50'



ACCEPTED *Ashu Mason 6/7/02*
 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.

Side Walk