

FEE \$	10.00 ²
TCP \$	Ø
SIF \$	Ø

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

BLDG PERMIT NO. 82184



Your Bridge to a Better Community

BLDG ADDRESS 729 GUNNISON SQ. FT. OF PROPOSED BLDGS/ADDITION 1819

TAX SCHEDULE NO. 294514126003 SQ. FT. OF EXISTING BLDGS 1920

SUBDIVISION CITY OF GRAND JCT TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1920~~ 3739

FILING _____ BLK 49 LOT 12 & 13 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction

(1) OWNER ALTON & ANTHONY MILES NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction

(1) ADDRESS 729 GUNNISON USE OF EXISTING BUILDINGS DWELLING

(1) TELEPHONE 970-216-6443 DESCRIPTION OF WORK & INTENDED USE ADDITION

(2) APPLICANT SAME AS ABOVE TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) ADDRESS 729 GUNNISON

(2) TELEPHONE CELL 216-6443/HOME

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 7070

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 _____ 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 [Signature] Date 10.4.02

Department Approval [Signature] Date 10/7/02

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>10/7/02</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)

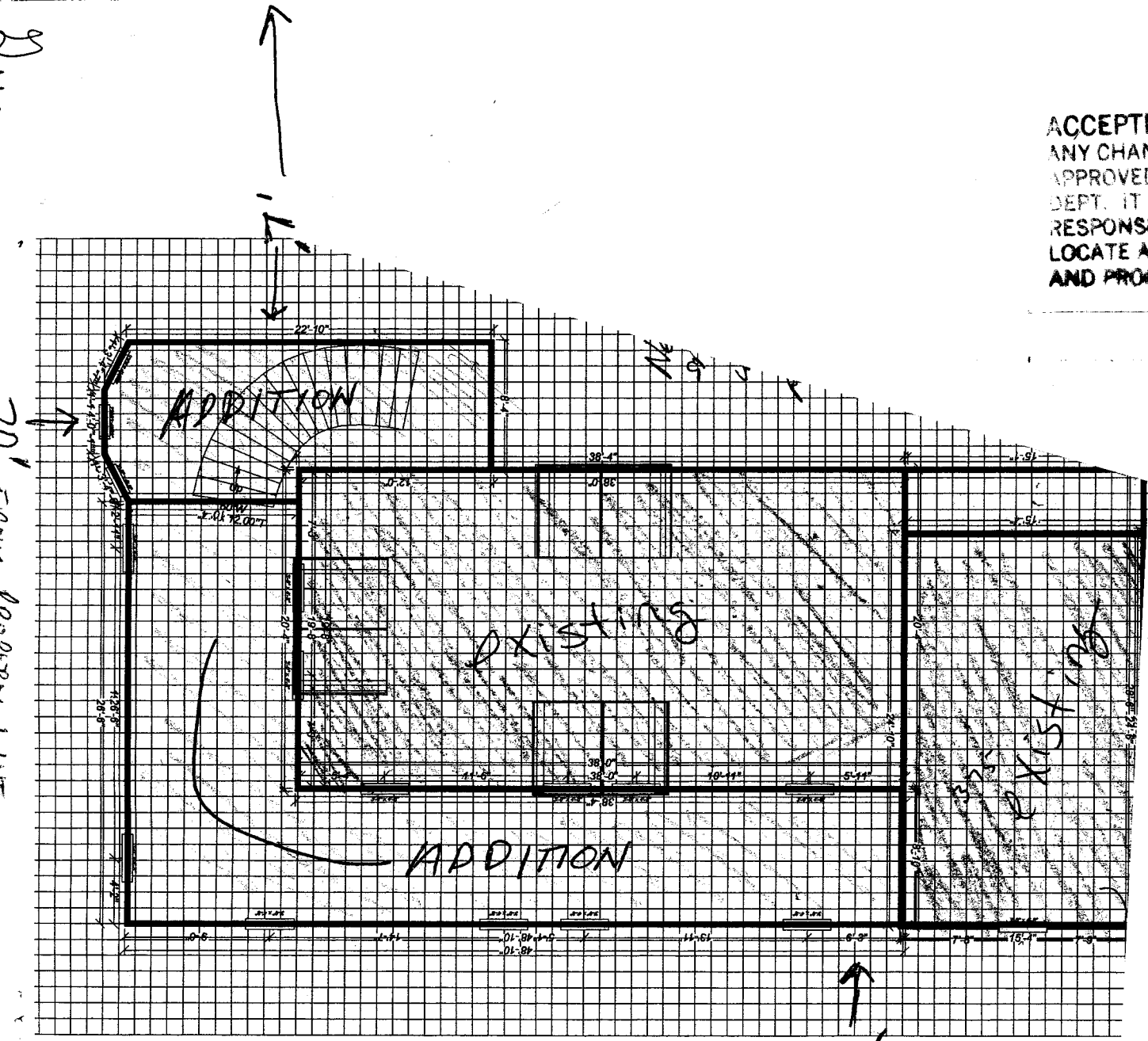
10/7/02
C. Gage Nelson

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.

Sumner

20' FROM PROPERTY LINE

FOOT



63'

ALLEY

7'

ALLEY