

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

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

BLDG PERMIT NO. 85648



Your Bridge to a Better Community



BLDG ADDRESS 1021-GUNNISON SQ. FT. OF PROPOSED BLDGS/ADDITION 748
 TAX SCHEDULE NO. 2945-141-29-003 SQ. FT. OF EXISTING BLDGS 1421
 SUBDIVISION — TOTAL SQ. FT. OF EXISTING & PROPOSED 2169
 FILING BLK 46 LOT 5+6 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER DAN + CHERYL ROBERTS NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction
 (1) ADDRESS 1021-GUNNISON USE OF EXISTING BUILDINGS HOME + STUDIO
 (1) TELEPHONE 245-8094 DESCRIPTION OF WORK & INTENDED USE GARAGE + STORAGE
 (2) APPLICANT DAN ROBERTS TYPE OF HOME PROPOSED:
 (2) ADDRESS SAME AS ABOVE Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) GARAGE
 (2) TELEPHONE 00

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 y 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 Dan Roberts Date 7/30/02
 Department Approval Gayleen Henderson Date 7-30-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. No chg in use <u>2</u>
Utility Accounting <u>Marshall</u>		Date <u>7/30/02</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)

7-30-02

Dayleen Henderson

1051 GONNISON SITE

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.

