

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 84699



Your Bridge to a Better Community

4516-2822

BLDG ADDRESS 1723 GUNNISON AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 640

TAX SCHEDULE NO. 2945-132-03-002 SQ. FT. OF EXISTING BLDGS 896

SUBDIVISION S/LOCOMB ADD TOTAL SQ. FT. OF EXISTING & PROPOSED 1536

FILING _____ BLK 11 LOT 22-23

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) OWNER DR JACK DELMORSE

(1) ADDRESS 1723 GUNNISON AVE

(1) TELEPHONE 243-3831

USE OF EXISTING BUILDINGS Single Family

(2) APPLICANT McGLEESON INC.

DESCRIPTION OF WORK & INTENDED USE Addition L-Bath 2-BED ROOMS

(2) ADDRESS 523 FLORENCE RD.

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) Addition

(2) TELEPHONE 242-8035

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 _____
 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 7 TRAFFIC 36 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 Alan Munk Date 5-8-2002

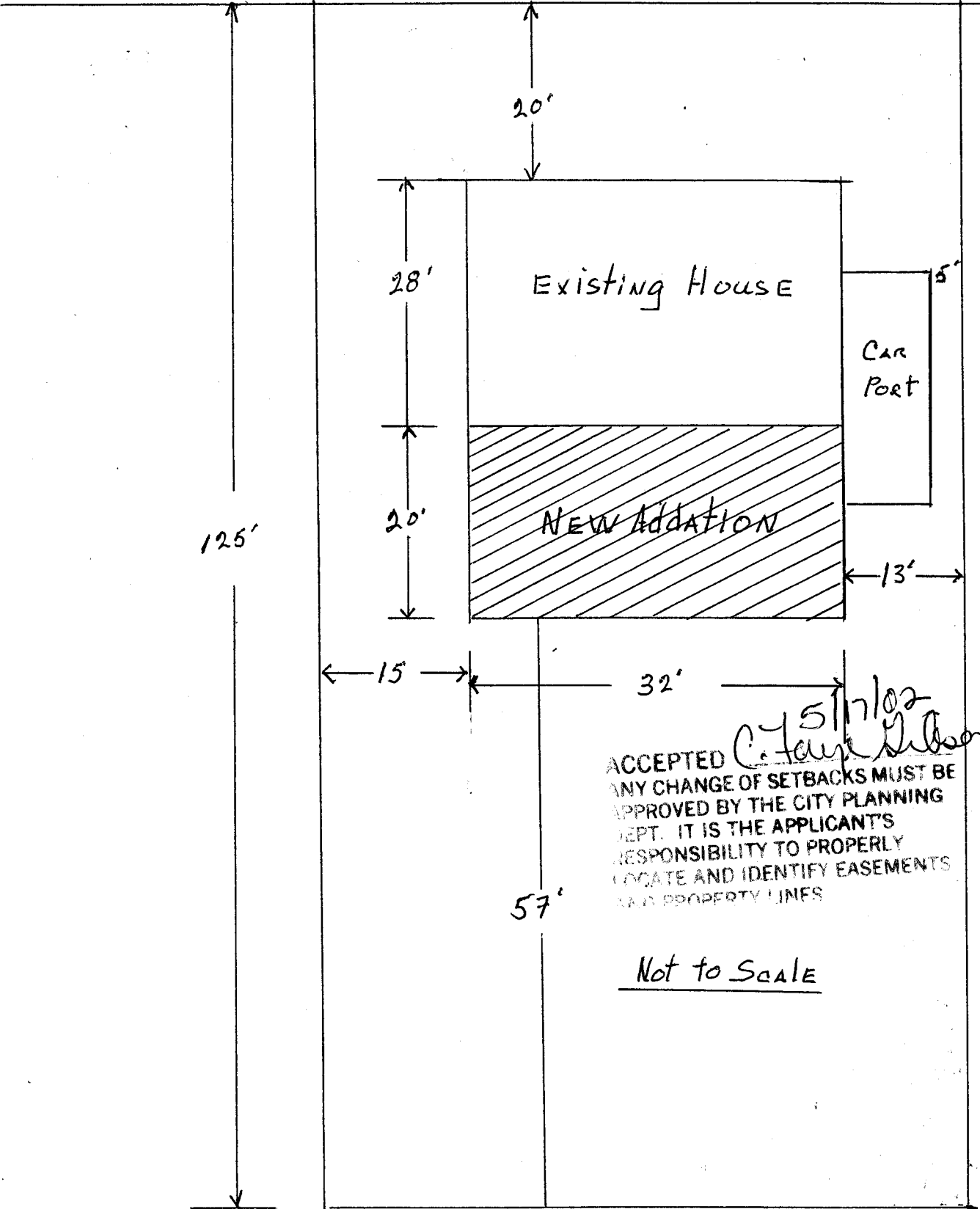
Department Approval Pat Bushman Date 5-8-2002

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Prochase</u>
Utility Accounting: <u>Dotter Vanover</u>	Date <u>5/9/02</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)

60'
1723 GUNNISON AVE



4/5/12
C. Lynn Wilson
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

Not to Scale