

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

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

BLDG PERMIT NO. 87803



Your Bridge to a Better Community

62242-2787
 BLDG ADDRESS 1303 GUNNISON AVE
 TAX SCHEDULE NO 2945/3207001
 SUBDIVISION LINCOLN PARK
 FILING 1 BLK 2 LOT 1-3
 (1) OWNER John Succors
 (1) ADDRESS 1303 GUNNISON AVE.
 (1) TELEPHONE 255-9241
 (2) APPLICANT FENSKE CONSTRUCTION
 (2) ADDRESS 6600 KANNAH BECK RD
 (2) TELEPHONE 242-7765

SQ. FT. OF PROPOSED BLDGS/ADDITION 1250
 SQ. FT. OF EXISTING BLDGS 2156
 TOTAL SQ. FT. OF EXISTING & PROPOSED 3406
 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction garage
 USE OF EXISTING BUILDINGS RESIDENTIAL
 DESCRIPTION OF WORK & INTENDED USE 2ND FLOOR ADDITION
GUEST SUITE
BATH & FAMILY ROOM
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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-5 Maximum coverage of lot by structures 60%
 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 25'/5' 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).

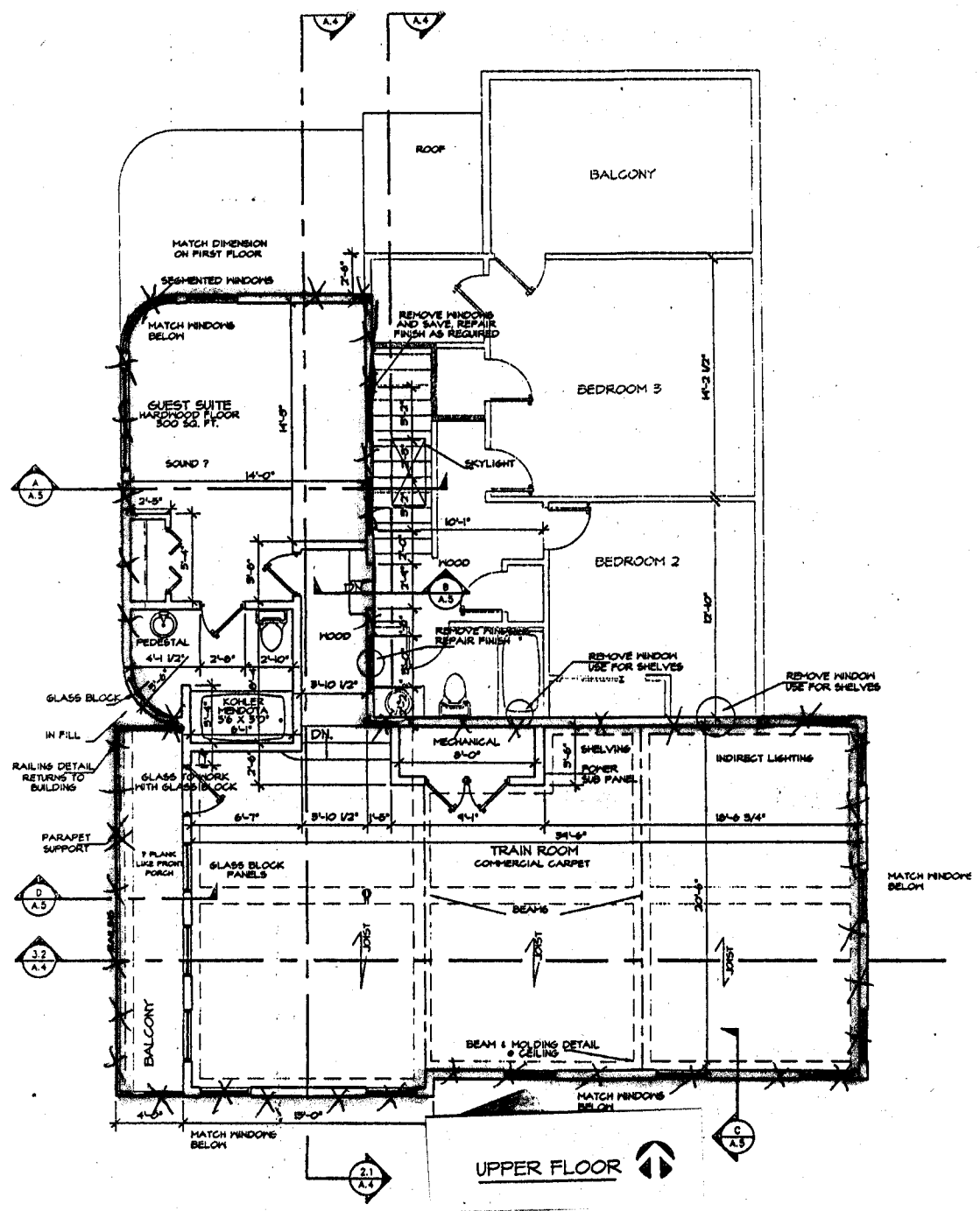
Applicant Signature [Signature] Date 1-22-02
 Department Approval [Signature] Date 1-22-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>1/22/03</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)

1-23-02
 ACCEPTED *Gayleen Anderson*
 ALL CHANGES OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



EXISTING
 NEW ADDITION

XXXXXXXXXX