

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 226 Gunnison

SQ. FT. OF PROPOSED BLDGS/ADDITION 9 SQ FT

TAX SCHEDULE NO. 2945-142-23-013

SQ. FT. OF EXISTING BLDGS 3612 SQ FT

SUBDIVISION City of Grand Junction

TOTAL SQ. FT. OF EXISTING & PROPOSED 3621 SQ FT

FILING \_\_\_\_\_ BLK 35 LOT 25-26

NO. OF DWELLING UNITS:  
 Before: 6 After: 6 this Construction

(1) OWNER Patricia Downing

NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction

(1) ADDRESS 9 Park Ave Hull MA

USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 781 405 4472

DESCRIPTION OF WORK & INTENDED USE Remove porch Rebuild stairs & enclose front porch on

(2) APPLICANT Mike Wilcox

TYPE OF HOME PROPOSED: 2nd level porch on

(2) ADDRESS 125 FRANKLIN AVE #508

\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) TELEPHONE 970 254-8389

\_\_\_\_ Manufactured Home (HUD)

\_\_\_\_ Other (please specify) N/A

**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)  
 or — from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5' from PL, Rear 10' from PL

Parking Req'mt \_\_\_\_\_

Maximum Height 35'

Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

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 9-22-04

Department Approval [Signature]

Date 9/22/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>[X]</u>	W/O No. _____
Utility Accounting <u>[Signature]</u>		Date <u>9/22/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



ACCEPTED SLC 9/22/04 Revised  
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. 9/23/04 CPH

SCALE 1 : 315

