

FEE \$	10.00
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 5001-3148 546 GERRISON SQ. FT. OF PROPOSED BLDGS/ADDITION 345

TAX SCHEDULE NO. 2945-142-20-012 SQ. FT. OF EXISTING BLDGS 1,100

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1435

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER BONNIE DICK Before: 1 After: 1 this Construction

(1) ADDRESS 546 GERRISON AVE. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 243-7261 Before: 1 After: 1 this Construction

(2) APPLICANT EISENMAN CRIST, INC. USE OF EXISTING BUILDINGS Residence

(2) ADDRESS P.O. 1244 GRET. ST. DESCRIPTION OF WORK & INTENDED USE REPLACE REAR

(2) TELEPHONE 242-3471 TYPE OF HOME PROPOSED: Porch

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 NO

or _____ from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL, Rear 10' from PL Special Conditions _____

Maximum Height 35' 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 03/30/04

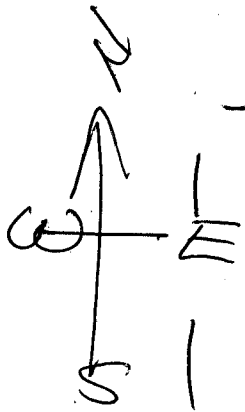
Department Approval C. Faye Hall Date 3/30/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No charges</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/30/04</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)

546 GUNNISON AVENUE



3/30/04
ACCEPTED C. Jay Hall
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.

