

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

82201-2975
 BLDG ADDRESS 827 Concession
 TAX SCHEDULE NO. 2945-141-27-005
 SUBDIVISION _____
 FILING _____ BLK _____ LOT _____
 (1) OWNER Bill & Janet Hassel
 (1) ADDRESS 827 Concession
 (1) TELEPHONE 263-1910
 (2) APPLICANT Deves Contractors
 (2) ADDRESS 1702 Grand Ave
 (2) TELEPHONE 216-2220

SQ. FT. OF PROPOSED BLDGS/ADDITION 576 ^{25 FT}
 SQ. FT. OF EXISTING BLDGS _____
 TOTAL SQ. FT. OF EXISTING & PROPOSED 576 ^{25 FT}
 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction
 USE OF EXISTING BUILDINGS Car Garage
 DESCRIPTION OF WORK & INTENDED USE Car Garage
 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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 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 4/02/04
 Department Approval [Signature] Date 4/2/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no by inter</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/2/04</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)

12

14

16

18

20

22

24

GUNNISON AVENUE

(A) (E) 14

(B) (12) 14

V-1
15-23

4

(D) (6) 7

(C) (8) 7

SCREENED PORCH

(RDC) (RDC)

1 1/2 STORY
FRAME W/
BASEMENT

11-16

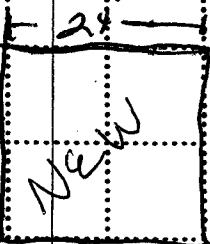
ACCEPTED *C. Y. Farrell 4/26/04*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

GARAGE

12-14

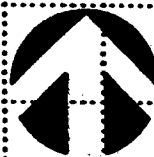
13-14

84'



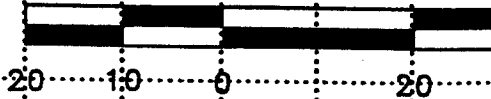
18' 13-14

ALLEY



NORTH

SCALE IN FEET



10

12

14

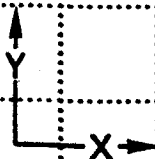
16

18

20

22

24



12 14 16 18 20 22 24

GUNNISON AVENUE

(A) (E) 14

(B) (12) 14

V-1
15-23

4

(D) (6)

(C) (8) 7

7

SCREENED
PORCH

(RDC) (RDC)

1 1/2 STORY
FRAME W/
BASEMENT
11-16

ACCEPTED *C. Y. Page Hall 4/10/04*
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GARAGE

12-14

RECEIVED *4/8/04*

APR 08 2004

COMMUNITY DEVELOPMENT
DEPT.



NORTH

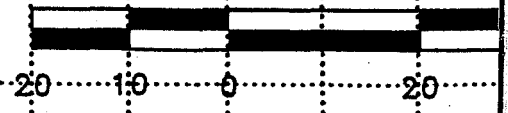
13-14
84'



19' 13-14

ALLEY

SCALE IN FEET



10 12 14 16 18 20 22 24