

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

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

BLDG PERMIT NO. _____

75534-2985
1045 Gunnison Ave.

Building Address 1045 Gunnison Ave. No. of Existing Bldgs 3 No. Proposed ADDITION
 Parcel No. 2945-141-29-005 Sq. Ft. of Existing Bldgs 1539+ Sq. Ft. Proposed 560+
 Subdivision _____ Sq. Ft. of Lot / Parcel 7400 +
 Filing _____ Block 46 Lots 9 & 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2100

OWNER INFORMATION:

Name GREG Rubish
 Address 1045 Gunnison Ave
 City / State / Zip GRAND JUNCTION, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name GREG Rubish
 Address 1045 Gunnison Ave
 City / State / Zip GRAND JUNCTION, CO 81501

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Telephone 970-245-5006

NOTES: _____

PAID

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 X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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 7-1-04
 Department Approval [Signature] Date 7/2/04

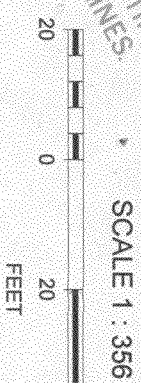
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. interior only
 Utility Accounting [Signature] Date 7/2/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED. ANY CHANGE IN RESPONSIBILITY TO DEPT. LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Handwritten notes: "CANNOT BE CHANGED WITHOUT PERMITS MUST BE APPROVED BY PLANNING DEPT."

Handwritten label: "Burrison Ave"



SIDES	EAST	SET	BACK	7 FT - MAX.
FRONT	SET	BACK	10 FT	Approx.
REAR	SET	BACK	50 FT	Approx.

