

A

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 1355 GUNNISON AVE. SQ. FT. OF PROPOSED BLDGS/ADDITION 90

TAX SCHEDULE NO. 2945-132-07-007 SQ. FT. OF EXISTING BLDGS 578

SUBDIVISION Lincoln Park TOTAL SQ. FT. OF EXISTING & PROPOSED 668

FILING _____ BLK 2 LOT 15014 NO. OF DWELLING UNITS:
 Before: 2 After: 2 this Construction

(1) OWNER Pete Muttaroli NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 1355 GUNNISON USE OF EXISTING BUILDINGS House Shop

(1) TELEPHONE ~~434~~-241-7409 DESCRIPTION OF WORK & INTENDED USE ADD 5' Enclose Carport

(2) APPLICANT Chuck Eddy TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) Close in carport & add 5' to make into garage

(2) ADDRESS 3131 D RD.

(2) TELEPHONE 434-9322

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' 13" from PL, Rear 25' 5" from PL Parking Req'mt 2

Maximum Height 35' Special Conditions ~~Section 3.2.F.4~~

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 Chuck Eddy Date 11-1-05

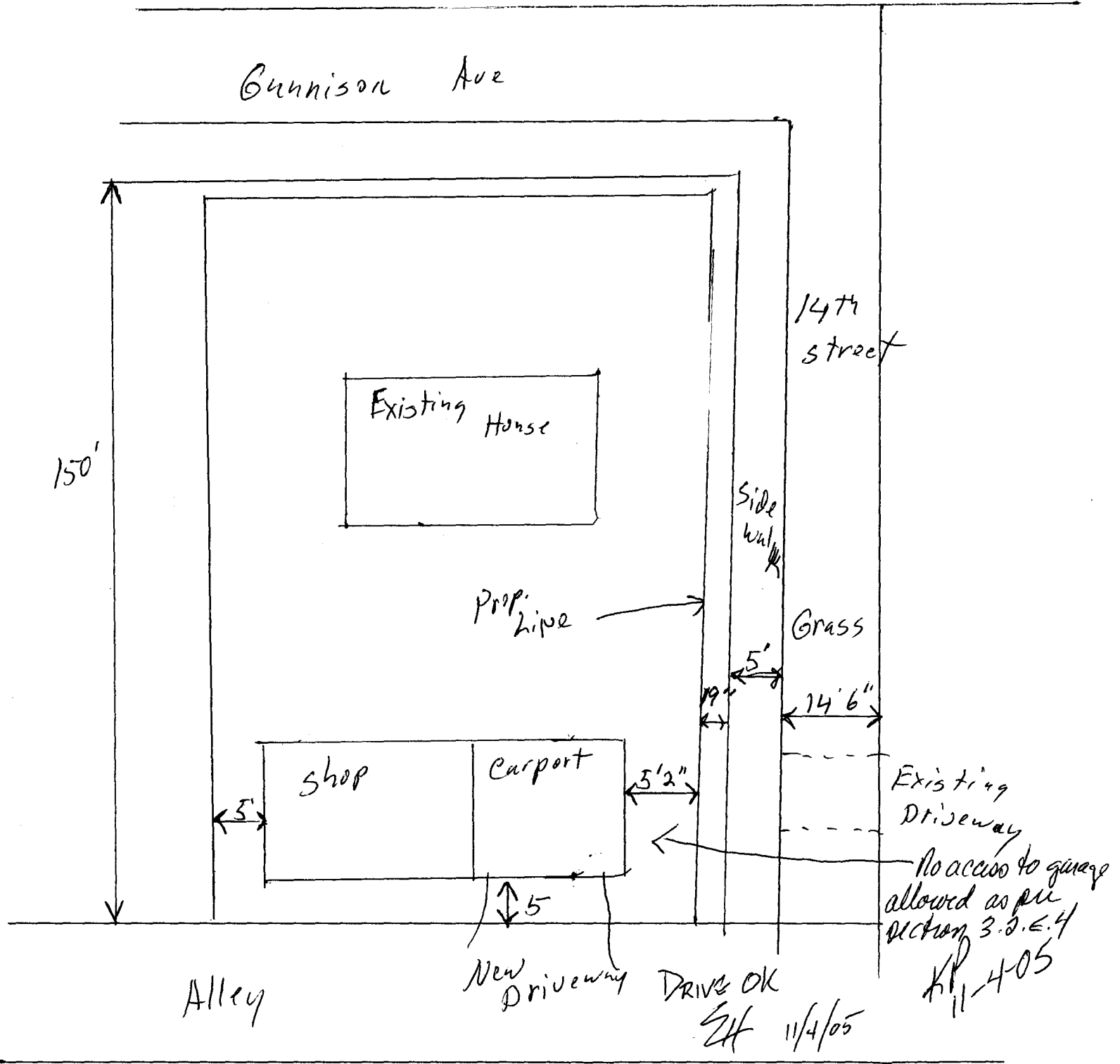
Department Approval [Signature] Date 11-4-05

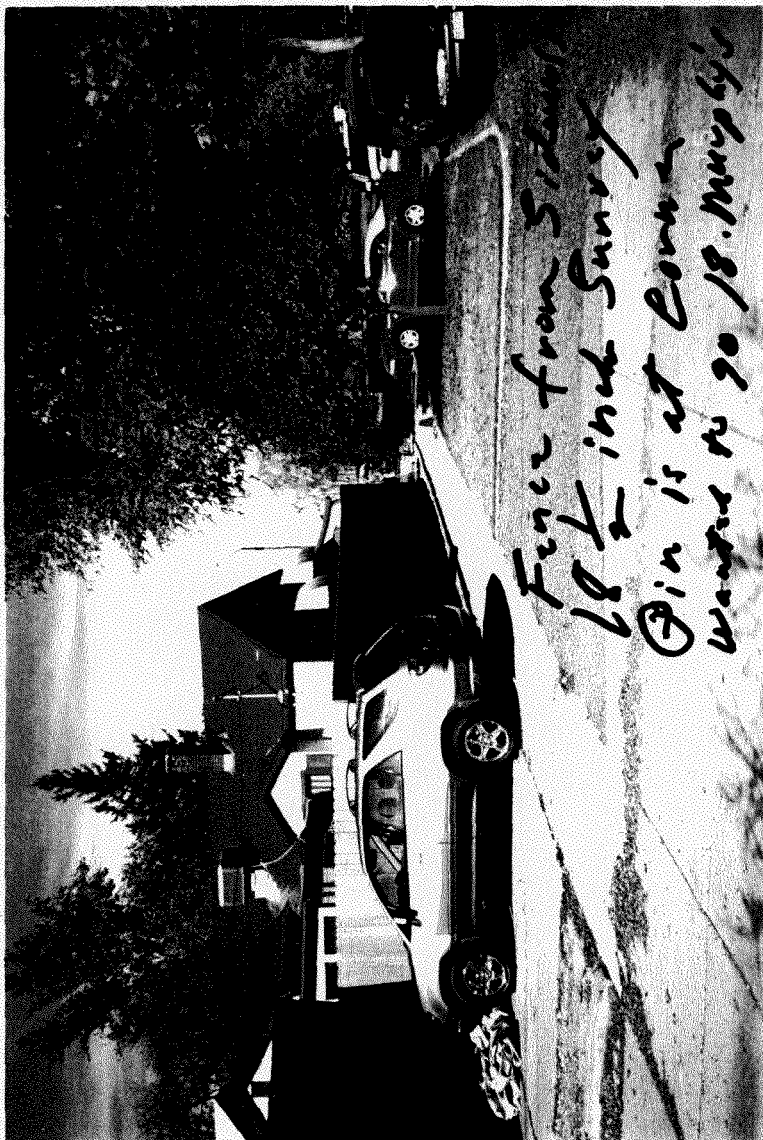
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>11-4-05</u>		

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

2/15
ACCEPTED ~~Kathy Valdez~~
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.

North





Fence from Sidewalk
18 1/2 inch Sunray
Pin is at corner
Went to go to Murphy's



18 1/2 inch
Sunray Pin was
The Murphy's