

FEE \$ <u>10.00</u>
TCP \$ _____
SIF \$ _____

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

BLDG PERMIT NO. 91100



Your Bridge to a Better Community

Building Address 1103 GUNNISON AVE No. of Existing Bldgs 2 Proposed 2
 Parcel No. 2945-141-30-001 Sq. Ft. of Existing Bldgs 1400 Proposed 4880.50
 Subdivision _____ Sq. Ft. of Lot / Parcel _____
 Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Josefa STEPHAN
 Address 1103 GUNNISON AVE
 City / State / Zip GS CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone 970-244-2925

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 _____
 Side 3' from PL Rear 5' 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 Josefa DC Stephan Date _____
 Department Approval Mishi Pragam Date 8/27/03

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>8/27/03</u>		

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)

City of Grand Junction GIS Zoning Map

Airport Zones

- AIRPORT ROAD
- - CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

Flood Plain Information

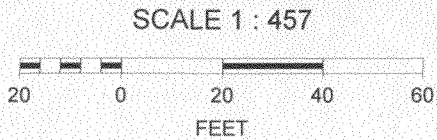
- 100-Year Floodplain
- 500-Year Floodplain
- Floodway
- Outside 500-Year Flo...
- Outside Study Area
- Revised 100-Year Fl...
- Revised 500-Year Fl...
- Revised Floodway

City Limits Boundary

- - - Grand Junction

Air Photos

- 2002 Photos
- Streets 2



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Walter Alvarez 8/27/03

