

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

67162-2984  
 BLDG ADDRESS 1025 GUNNISON SQ. FT. OF PROPOSED BLDGS/ADDITION 70  
 TAX SCHEDULE NO. 8945 141 29004 SQ. FT. OF EXISTING BLDGS 1836 + 70 = 1906  
 SUBDIVISION CITY TOTAL SQ. FT. OF EXISTING & PROPOSED + 7 = 1906  
 FILING \_\_\_\_\_ BLK 46 LOT 7+8 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER KEVIN + LOUIE KEAR NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) ADDRESS 1025 GUNNISON USE OF EXISTING BUILDINGS RESIDENCE  
 (1) TELEPHONE 254 8229 DESCRIPTION OF WORK & INTENDED USE FRONT PORCH  
 (2) APPLICANT OWNER TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_  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 BMF-5 Maximum coverage of lot by structures 7070  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions \_\_\_\_\_  
 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 Kevin Kear Date \_\_\_\_\_  
 Department Approval C. Faye Hall Date 4/2/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. NO chg meter
Utility Accounting	<u>Ch Cole</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)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

1. An outline of the **property lines** with dimensions. . . . . [
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. . . . . [
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). . . . . [
4. All **easements** and **rights-of-way** on the property. . . . . [
5. All **other structures** on the property. . . . . [
6. All **streets** adjacent to the property and street names . . . . . [
7. All existing and proposed **driveways**. . . . . [
8. Location of existing and/or **proposed parking** and **number of spaces**. . . . . [

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**

