

FEE \$	70.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

Building Address 2240 Gunnison Ave
 Parcel No. 2945-131-03-019
 Subdivision Mesa Gardens
 Filing _____ Block 11 Lot 3

No. of Existing Bldgs 1 No. Proposed 2
 Sq. Ft. of Existing Bldgs 1564 Sq. Ft. Proposed 1644
 Sq. Ft. of Lot / Parcel 7840
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 20.9

OWNER INFORMATION:

Name Jason + Amy Collier
 Address 2240 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): shed 8'x10'

APPLICANT INFORMATION:

Name Jason + Amy Collier
 Address 2240 Gunnison Ave
 City / State / Zip Grand Junction CO 81501
 Telephone 970-241-3097

***TYPE OF HOME PROPOSED:**

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

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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	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 Amy Collier Date 10-22-04
 Department Approval Gayleen Henderson Date 10-22-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no chg in use</u>
Utility Accounting	<u>Ch Marshall Cole</u>	Date	<u>10/22/04</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)

Map1

16' utility easement -

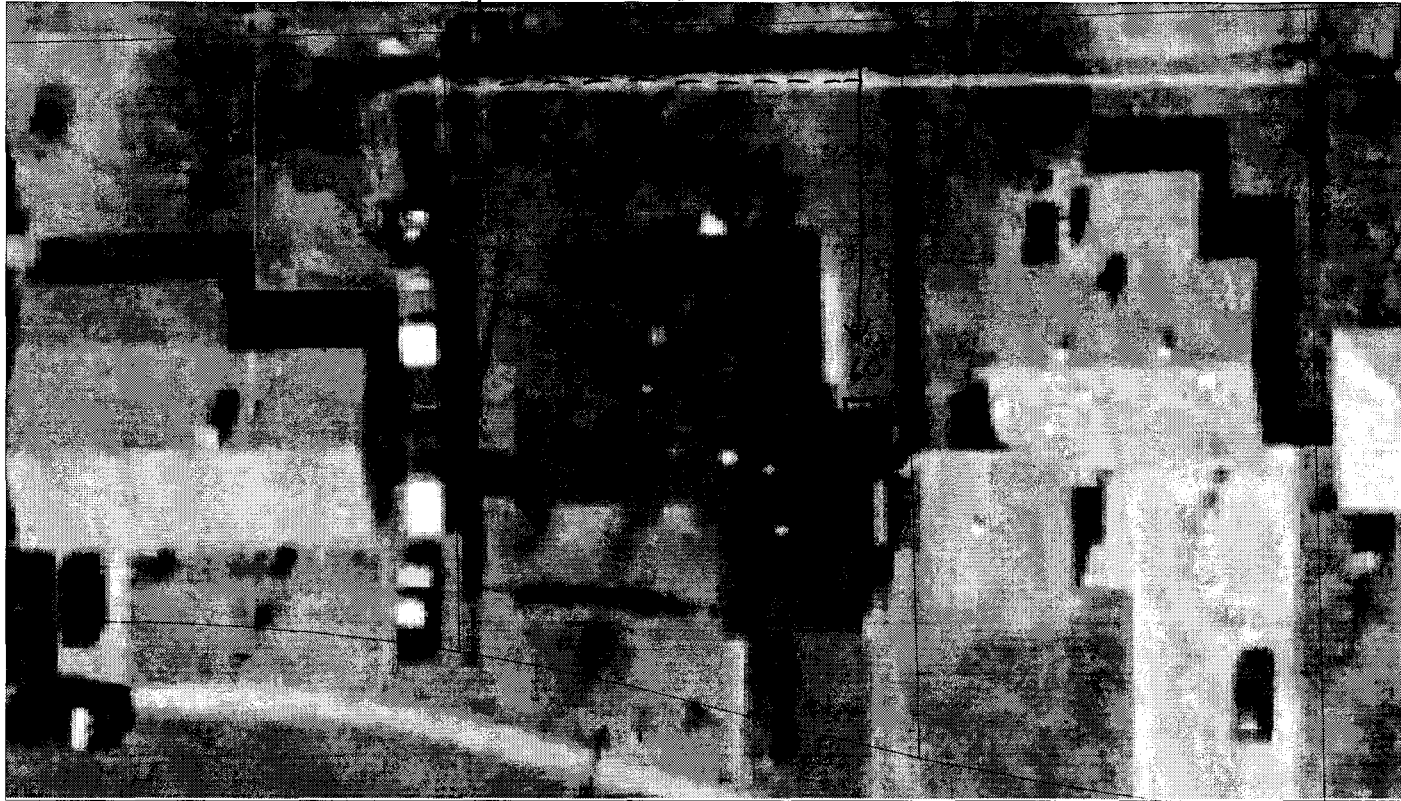
Airport Zones
— AIRPORT ROAD
-- CLEAR ZONE
— CRITICAL ZONE
— RUNWAY 22
— RUNWAY 29
— TAXI WAY
Zoom in for Noise Contors

Billboards
■ NOT CONSTRUCTED
□ CONSTRUCTED

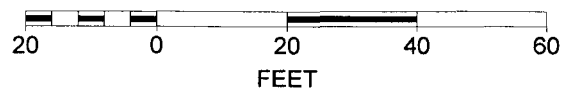
Flood Plain Information
■ 100-Year Floodplain
■ 500-Year Floodplain
■ Floodway
■ Outside 500-Year Floodplain
■ Outside Study Area
■ Revised 100-Year Floodplain
■ Revised 500-Year Floodplain
■ Revised Floodway
Zoom in for Zoning

Palisade Grand Jct Buffer Zone
Fruita / Grand Junction Buffer

Air Photos
2002 Photos



SCALE 1 : 362



10-22-04 *Gayle Handerson*
ACCEPTED
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.