

FEE \$	18.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. \_\_\_\_\_

Building Address 605 GUNNISON AVE

No. of Existing Bldgs 2 No. Proposed 2

Parcel No. 2945-142-30-001

Sq. Ft. of Existing Bldgs 2189 Sq. Ft. Proposed 280-310

Subdivision CITY RESIDENCE

Sq. Ft. of Lot / Parcel 9757.44

Filing \_\_\_\_\_ Block 50 Lot 1 & 2

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name SCOTT M. & LYNNE M. NARAMORE

**DESCRIPTION OF WORK & INTENDED USE:**

Address 605 GUNNISON AVE

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

City / State / Zip GRAND JCT CO 81501

**APPLICANT INFORMATION:**

Name SAME AS ABOVE

**\*TYPE OF HOME PROPOSED:**

Address \_\_\_\_\_

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

City / State / Zip \_\_\_\_\_

NOTES: \_\_\_\_\_

Telephone \_\_\_\_\_

**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 \_\_\_\_\_

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5' from PL Rear 10' from PL

Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) \_\_\_\_\_

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 3/23/05

Department Approval [Signature] Date 3/23/05

Additional water and/or sewer tap fees(s) are required: YES  NO  W/O No. \_\_\_\_\_









Utility Accounting [Signature] Date 3/23/05

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 ©



BACK 23 68  
24  
21 -14

**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**



**All Parcels**

-  Parcels
-  Address Label

**Streets**


-  City Limits Boundary
-  Grand Junction

**Palisade Grand Jct Buffer Zone**

- 
- 

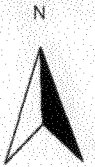
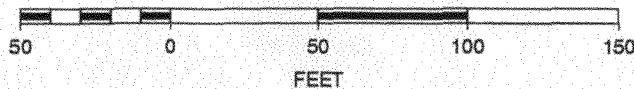
**Fruita / Grand Junction Buffer**

**Air Photos**

-  2002 Photos



SCALE 1 : 771



3/23/05  
ACCEPTED C. J. Hall  
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.