

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

4444-2779

Building Address 1135 GUNNISON AVE.
 Parcel No. 2945-141-30-005
 Subdivision MJ
 Filing _____ Block 45 Lot 9+10

No. of Existing Bldgs 2 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1590 Sq. Ft. Proposed 360SF
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 16'-0

OWNER INFORMATION:

Name TIM O'MALLEY
 Address 1135 GUNNISON AVE
 City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 30'x32' GARAGE

APPLICANT INFORMATION:

Name MOR STORAGE
 Address 3010 I-70 BUSINESS LOOP
 City / State / Zip G.J., CO 81504
 Telephone 254-0460

***TYPE OF HOME PROPOSED:**

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

NOTES: Woodworking shop
Garage w/office

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 70%
 SETBACKS: Front 20'25' from property line (PL) Permanent Foundation Required: YES NO
 Side 5'3' from PL Rear 10'5' 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 K Blaska (MOR STORAGE) Date 10-5-05
 Department Approval Clay Hall Date 10/5/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No <u>Garage w/office</u> <u>NOT A Bedroom</u>
Utility Accounting <u>Marshel Col</u>	Date <u>10/5/05</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)



10/15/05
Clay Hall
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.

