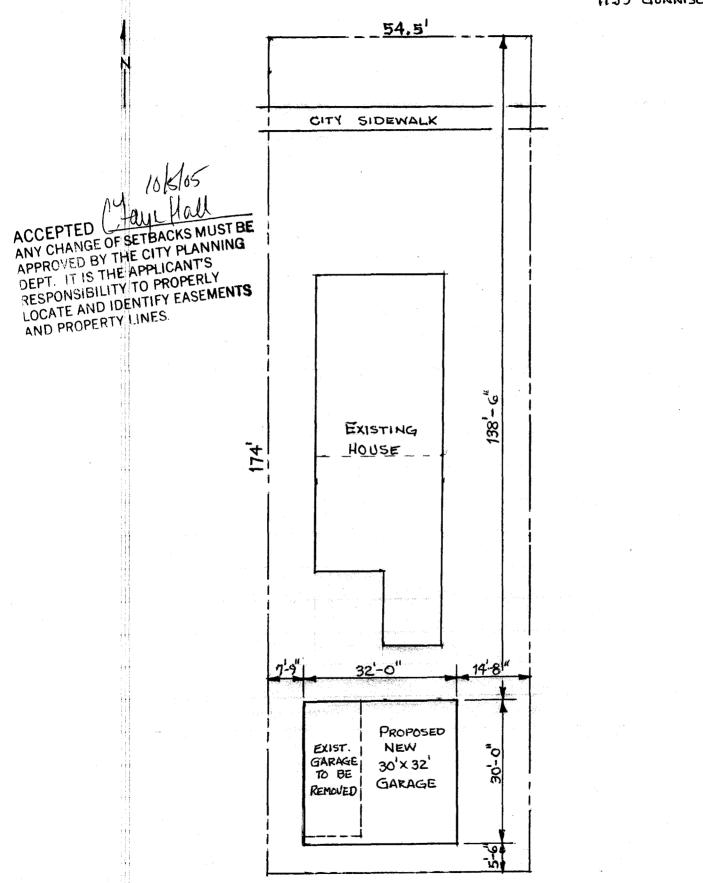
FEE \$ 70.00 PLANNING CLEA	ARANCE BLDG PERMIT NO.				
TCP \$ (Single Family Residential and A					
SIF \$ C Community Development	ent Department				
Building Address 1135 GUNNISON AVE.	No. of Existing Bldgs No. Proposed1				
Parcel No. 2945 - 141 - 30 - 00 5	Sq. Ft. of Existing Bldgs 15910 Sq. Ft. Proposed 3605				
Subdivision AD	Sq. Ft. of Lot / Parcel				
Filing Block Lot 10	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)				
OWNER INFORMATION:	Height of Proposed Structure				
Name TIM O'MALLEY	DESCRIPTION OF WORK & INTENDED USE:				
Address 1135 GUNNISON AVE	Interior Remodel Addition Other (please specify): <u>30' x 32' GARAGE</u>				
City/State/Zip G.J., CO 81501					
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:				
Name MOR STORAGE	Manufactured Home (HUD) Other (please specify):				
Address 3010 I-70 BUSINESS LOOP	-				
City / State / Zip <u>G.J., CO 81504</u>	NOTES: Woodworking shop				
Telephone 254-0460	Garage Wolfice				
	existing & proposed structure location(s), parking, setbacks to al on & width & all easements & rights-of-way which abut the parcel				
	MUNITY DEVELOPMENT DEPARTMENT STAFF				
ZONE RMF-Y	Maximum coverage of lot by structures				
SETBACKS: Front 20/25' from property line (PL) Side 5/3' from PL Rear 10'5' from PL	Permanent Foundation Required: YES NO				
Side <u>5/3'</u> from PL Rear <u>0'/5'</u> from PL	Parking Requirement				
Maximum Height of Structure(s) 35'	Special Conditions				
Driveway Voting District Location Approval (Engineer's Initials					
Modifications to this Planning Clearance must be approved,	, in writing, by the Community Development Department. The until a final inspection has been completed and a Certificate or				
	e information is correct; I agree to comply with any and all codes e project. I understand that failure to comply shall result in lega on-use of the building(s).				

Applicant Signature	(MOR STOP	<u>RAGE</u>) Da	ate <i>10</i>	-5-0:	5	
Department Approval Jan Mall	-	Da	ite	0/5/	05	
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O Ng	JAL AGE	Edhon	٤
Utility Accounting Marshello	ol,	Date	101	5/05		
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	E (Section 2.2	.C.1 Grand	Junction 2	Zoning & Dev	velopment Code)	

(White: Planning)

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(Gold	lenrod:	Utility	Acco	ounting)



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