

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

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

BLDG PERMIT NO. _____

Building Address 1241 GUNNISON AVE
 Parcel No. 2945-132-08-002
 Subdivision Lincoln Park Add
 Filing N/A Block N/A Lot N/A

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 3000 Sq. Ft. Proposed 208
 Sq. Ft. of Lot / Parcel 24,250
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3000
 Height of Proposed Structure 12'

OWNER INFORMATION:

Name John Foote
 Address 1241 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): _____

APPLICANT INFORMATION:

Name CITM Construction
 Address 628 Imperial Lane
 City / State / Zip Grand Junction, CO 81504
 Telephone (970) 434-2844

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 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 <u>RMF-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>✓</u> NO _____
Side <u>5'</u> from PL Rear <u>25'</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)

DATE
MAR 28 2006

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 _____ Date 3/28/06
 Department Approval Jayden Henderson Date 3-28-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>✓</u>	W/O No.
Utility Accounting <u>(i) Bensley</u>	Date <u>3/28/06</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)

ACCEPTED
 ANY CHANGES
 MUST BE
 APPROVED
 BY THE
 PLANNING
 DEPARTMENT
 BEFORE
 ANY
 CONSTRUCTION
 BEGINS
 AND THE
 PERMITS
 MUST BE
 OBTAINED
 FROM THE
 PLANNING
 DEPARTMENT
 BEFORE
 ANY
 CONSTRUCTION
 BEGINS

Pauline Henderson 3-28-06

200' 6" 200' 6" 200' 6"

