

FEE \$ 10.00
TCP \$ 0
SIF \$ 0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. 8 7818-2915

Building Address 135 Gunnison Avenue No. of Existing Bldgs 2 No. Proposed 2
 Parcel No. 2945-142-25-006 Sq. Ft. of Existing Bldgs 700 Sq. Ft. Proposed 250
 Subdivision Grand Junction Sq. Ft. of Lot / Parcel 5000
 Filing _____ Block 55 Lot 11+12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

X Name Don Norberg
 Address 135 Gunnison
 City / State / Zip Grand Jct Co.

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

X Name Juan C. Rivera
 Address 483 30³/₄nd
 City / State / Zip Grand Jct Co 81504
 Telephone 523-7954

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 PLANNING STAFF			
ZONE <u>R-0</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____	Special Conditions _____	
(Engineer's Initials)			

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

X Applicant Signature Juan C. Rivera X Date 8-22-08
 Planning Approval Rayleen Henderson Date 8-22-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>8/22/08</u>		

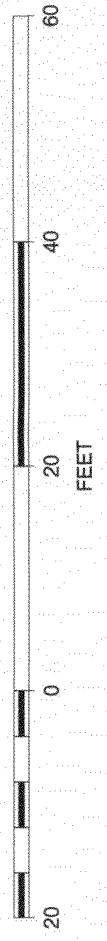
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

135 Gunnison



ACCEPTED *Gayle H. Larson*
ANY CHANGE OF SETBACKS MUST BE 8-22-08
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

SCALE 1 : 202

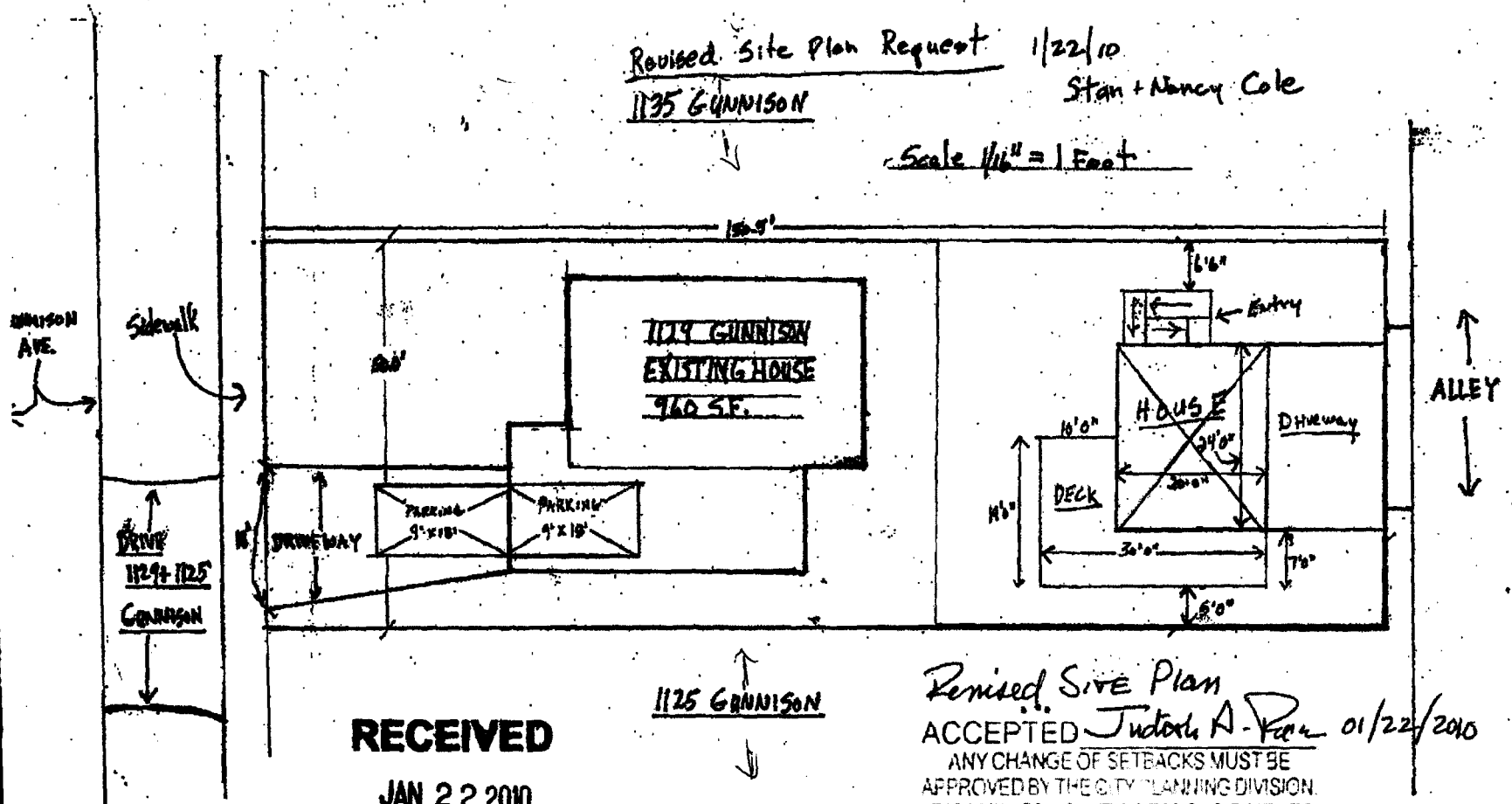


Revised Site Plan Request 1/22/10

1135 GUNNISON

Stan + Nancy Cole

Scale 1/16" = 1 Foot



RECEIVED

JAN 22 2010

COMMUNITY DEVELOPMENT DEPT.

Revised Site Plan ACCEPTED Justin A. P... 01/22/2010

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE PROPERTY LINES.