

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

4745-2968-

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

REVISED 4/29/08 JAR

Building Address 729 GUNNISON AVE No. of Existing Bldgs 1 No. Proposed 2

Parcel No. 2945-141-26-003 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 4222 <sup>1632</sup>

Subdivision \_\_\_\_\_ Sq. Ft. of Lot / Parcel 7500 <sup>45% of princ. structure</sup>

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2500 + 312 1632 = 3312 <sup>43.5%</sup>

Height of Proposed Structure 25

**OWNER INFORMATION:**

Name ANTHONY MILES

Address 729 GUNNISON

City / State / Zip GRAND JCT CO 801501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)

Interior Remodel  Addition

Other (please specify): garage

Bathroom - Storage

**APPLICANT INFORMATION:**

Name SAME

Address \_\_\_\_\_

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

Telephone 24-4114

\*TYPE OF HOME PROPOSED: STUDIO

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): \_\_\_\_\_

NOTES: STUDIO garage w/ storage - no kitchen facilities - JAR 5/2/08

**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 R-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 3 from PL Rear 5 from PL Parking Requirement \_\_\_\_\_

Maximum Height of Structure(s) 35' Special Conditions must have appearance consistent with character of the principal structure.

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 4.28.08

Department Approval [Signature] Date 4/28/08

REVISED 4/29/08 JAR

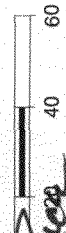
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>NO WTR/SEWER CHARGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/28/08</u>		

# City of Grand Junction GIS Zoning Map ©

REVISED 4/29/08



SCALE 1 : 496



ACCEPTED *Judith A. Rice*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

REVISED

24 X 34 13' from bldg to EAST prop line  
729 Gunnison Ave