

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

095184-3122

Building Address 1160 Gunnison AVE.

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2945-141-19-017

Sq. Ft. of Existing Bldgs 985 Sq. Ft. Proposed 1207

Subdivision _____

Sq. Ft. of Lot / Parcel 7537 Has 985

Filing _____ Block 44 Lot 21422

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2192 Total 1376 x 75

OWNER INFORMATION:

Name William Bassignani

DESCRIPTION OF WORK & INTENDED USE:

Address 1160 Gunnison AVE.

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): 3 Car Garage

City / State / Zip CO CO 81501

APPLICANT INFORMATION:

Name William Bassignani

***TYPE OF HOME PROPOSED:**

Address 1160 Gunnison AVE.

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

City / State / Zip CO CO 81501

NOTES: _____

Telephone 970 261 3062

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 20/25 from property line (PL)

Permanent Foundation Required: YES _____ NO _____

Side 5/3 from PL Rear 10/5 from PL

Parking Requirement _____

Maximum Height of Structure(s) 35

Special Conditions _____

Voting District _____ Driveway Location Approval PD
(Engineer's Initials)

PAID
MAY 15 2008

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).

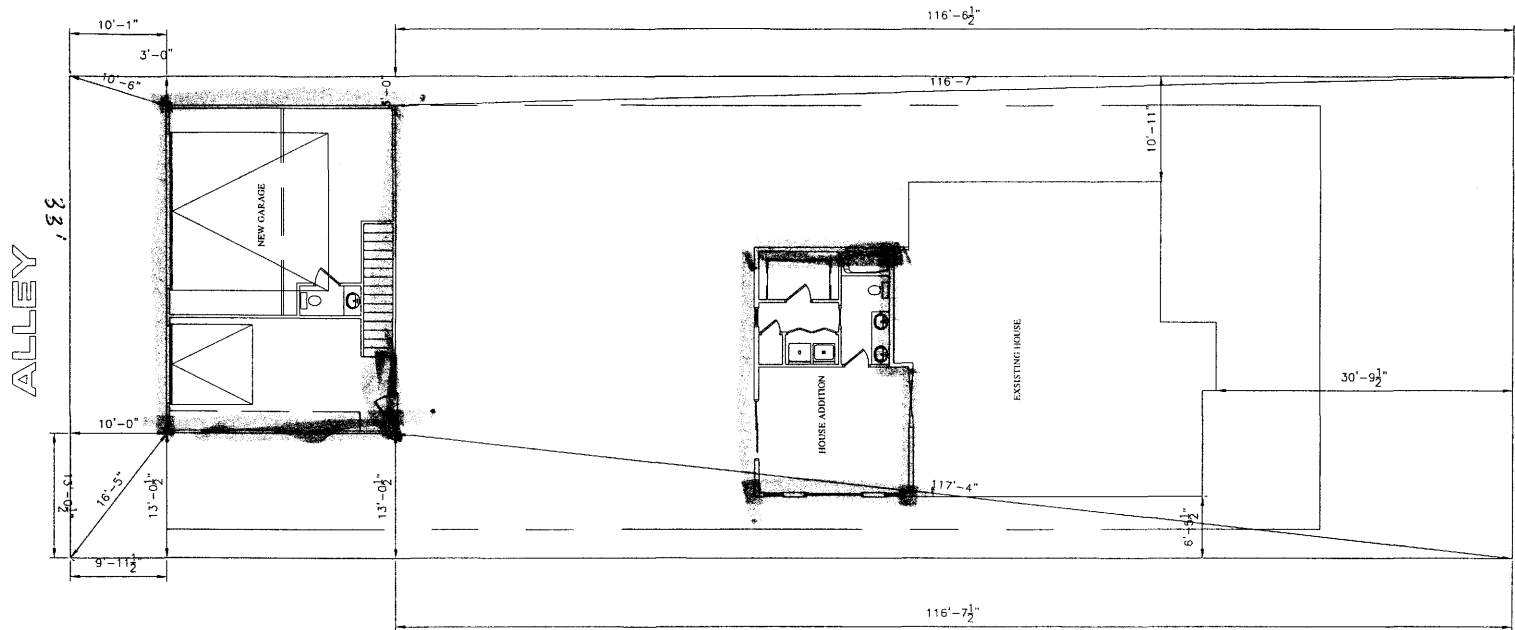
Applicant Signature Will B Bassi Date 5-10-08

Department Approval Pat Dunlop Date 5/15/08

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. NO charges

Utility Accounting Ch Marshall Cole Date 5/15/08

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)



SCALE: 1"=20'-0"

ACCEPTED *Pat Newby 5/15/08*
 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.

SITE PLAN INFORMATION	
SUBDIVISION NAME	N/A
FILING NUMBER	N/A
LOT NUMBERS	21 & 22
BLOCK NUMBER	44
STREET ADDRESS	1160 GUNNISON AVE.
COUNTY	MESA
GARAGE SQ. FT.	816 SF
BONUS RM SQ. FT.	495 SF
ADDITIONAL SQ. FT.	381 SF
LOT SIZE	7537 SF
SETBACKS USED	FRONT 20' SIDES 3' REAR 10'

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

