

Planning \$	10.00
TCP \$	/
Drainage \$	/
SIF\$	/

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO. _____

FILE # _____

Building Address 1240 Gunnison Ave
 Parcel No. 2945 - 132 - 00 - 945
 Subdivision _____
 Filing _____ Block _____ Lot _____

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name CITY OF GRAND JUNCTION
 Address 1340 GUNNISON AVE.
 City / State / Zip GRAND JUNCTION CO 81501

DESCRIPTION OF WORK & INTENDED USE:

Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: shed

APPLICANT INFORMATION:

Name EDDIE MONT
 Address _____
 City / State / Zip _____
 Telephone 254-3873

* FOR CHANGE OF USE:

*Existing Use: _____
 *Proposed Use: _____
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

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 CSR Maximum coverage of lot by structures N/A
 SETBACKS: Front 25 from property line (PL) Landscaping/Screening Required: YES NO
 Side 5 from PL Rear 5 from PL Parking Requirement _____
 Maximum Height of Structure(s) 65 Special Conditions: _____
 Voting District _____ Ingress / Egress Location Approval _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and 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 (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 Eddie Mont Date 4-28-08

Planning Approval Judith D. Pica Date 4/28/08

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

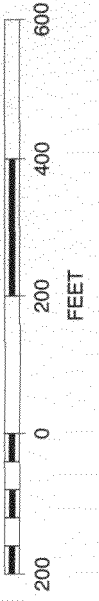
Utility Accounting J. Adams Date 4/28/08

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)

938 White Ave

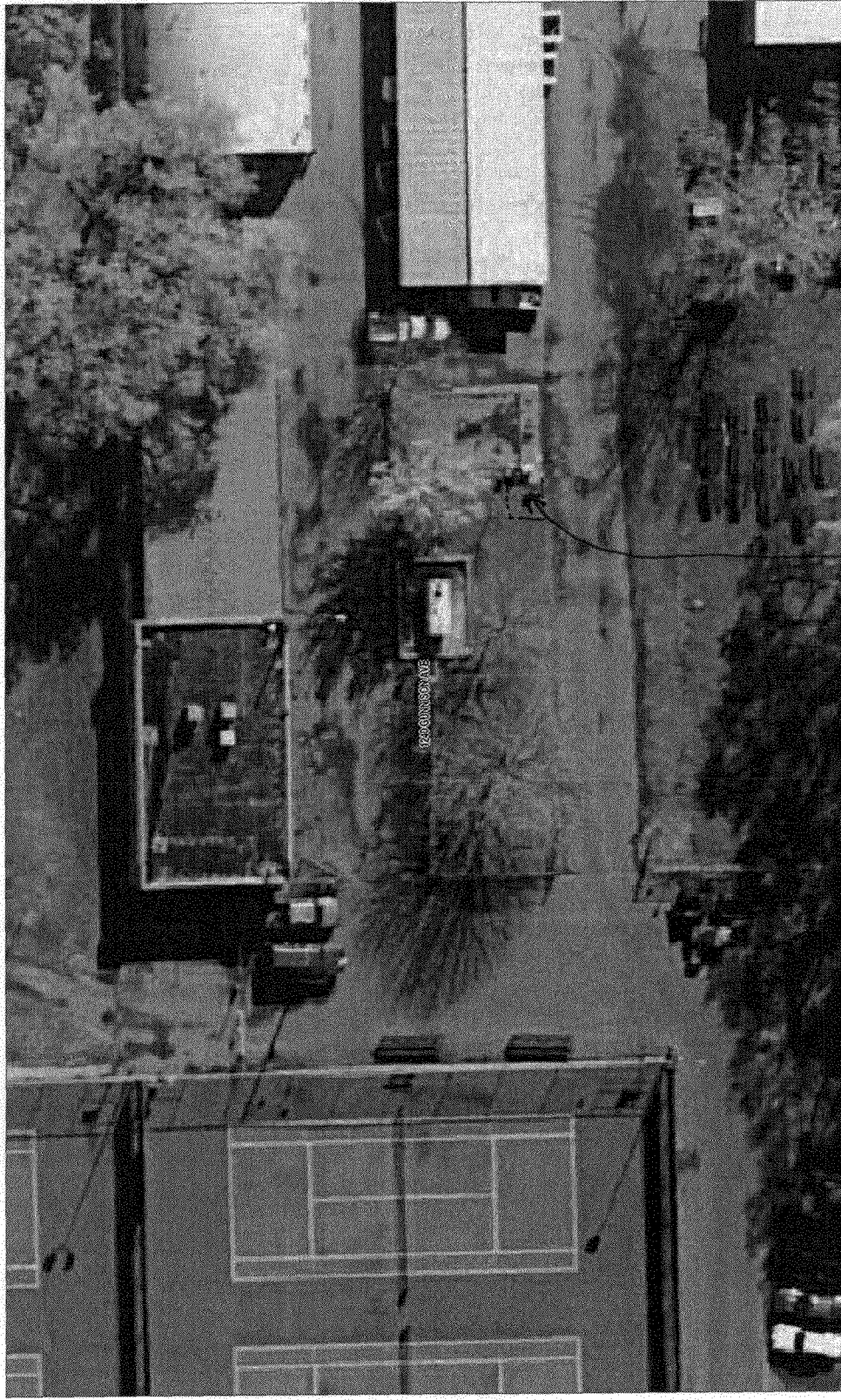


SCALE 1 : 3,282

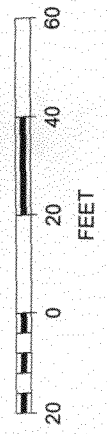


1240 Gunnison Ave
SITE PLAN page 1 of 2





SCALE 1 : 455



8' x 8'

1240 Gunnison Ave SMO:

SITE PLAN page 2 of 2

	Parcels
	Address Label
	Air Photos
	2007 Photos
	Highways
	City Limits
	Grand Junction
	Fruita
	Palisade
	Mesa County
	Street Labels