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

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

Building Address 557 S US Hwy 50  
 Parcel No. 2945-262-05-002  
 Subdivision \_\_\_\_\_  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 2 No. Proposed 0  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 209 ac.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Miguel A Gutierrez  
 Address 557 S US Hwy 50  
 City / State / Zip Grand Junction, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 10x10 Sled; 20 x 22 Carpet

**APPLICANT INFORMATION:**

Name Same  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone (970) 243-1434

**\*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>C-1</u>	Maximum coverage of lot by structures <u>N/A</u>		
SETBACKS: Front <u>15/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>PAID</u>		
Side <u>0/0</u> from PL Rear <u>10/10</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____	















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).

Applicant Signature Miguel A Gutierrez S. Date 07-15-08  
 Planning Approval Pat Dunslop Date 7/15/08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>C. Beasley</u>	Date <u>7/15/08</u>		

# City of Grand Junction GIS Master Map ©

-  201 Persigo Service Area
-  Traffic Cameras
  -  Grand Ave. and 1st St.
  -  I70B and 25 Rd.
  -  North Ave. and 29 Rd.
  -  Patterson Rd. and 29 Rd.
  -  Patterson Rd. and 7th St.
- Parcels**
  -  Address Label
- Air Photos**
  -  2008 Photos
-  Highways
-  Rivers
-  Lakes
-  Regional Lakes
-  Street Lables



SCALE 1 : 383

