

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

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

BLDG PERMIT NO. _____ *mm*

Building Address 2918 G ROAD
 Parcel No. 2705-323-00-017
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 07 No. Proposed 002
 Sq. Ft. of Existing Bldgs 1834 Sq. Ft. Proposed 640
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Gene Gaurmer
 Address 2918 G Rd
 City / State / Zip Grand Jct Colo

DESCRIPTION OF WORK & INTENDED USE:

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

PAID
 MAY 01 2009

APPLICANT INFORMATION:

Name Sally O Gaurmer
 Address 2918 G Rd
 City / State / Zip Grand Jct Colo
 Telephone 303 903 8857

***TYPE OF HOME PROPOSED:**

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

Permit 2 out buildings
 NOTES: no sewer/water

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 ~~R-1~~ R-R Maximum coverage of lot by structures 5%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 50' from PL Rear 50' from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35' 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).

Applicant Signature *Sally Gaurmer* Date 5-1-09
 Planning Approval *Gayleen Hender* Date 5-1-09

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

Utility Accounting *Rose Re* Date 5-1-09

City of Grand Junction GIS Zoning Map ©



S-1-09
Gaylen Hudson
ACCEPTED
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.