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TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 3143-2

Building Address 610 GUNNISON AVE

No. of Existing Bldgs 1 No. Proposed 2

Parcel No. 2945 - 142 - 19 - 009

Sq. Ft. of Existing Bldgs 1640 Sq. Ft. Proposed 336

Subdivision GRAND JUNCTION

Sq. Ft. of Lot / Parcel 7,797

Filing _____ Block 39 Lot 28 & 29

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,775

OWNER INFORMATION:

Height of Proposed Structure 11'

Name FRANK HAYDE

DESCRIPTION OF WORK & INTENDED USE:

Address 610 GUNNISON AVE

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

City / State / Zip GRAND JCT, CO 81501

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name MOR STORAGE

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

Address 3010 I-70B

City / State / Zip GRAND JCT, CO 81504

NOTES: 12' x 24' DETACHED STORAGE

Telephone 254 - 0460

W/ 4' PORCH

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-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20/25 from property line (PL)

Permanent Foundation Required: YES _____ NO X

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

Floodplain Certificate Required: YES _____ NO _____

Maximum Height of Structure(s) 35

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 [Signature] Date 10-27-09

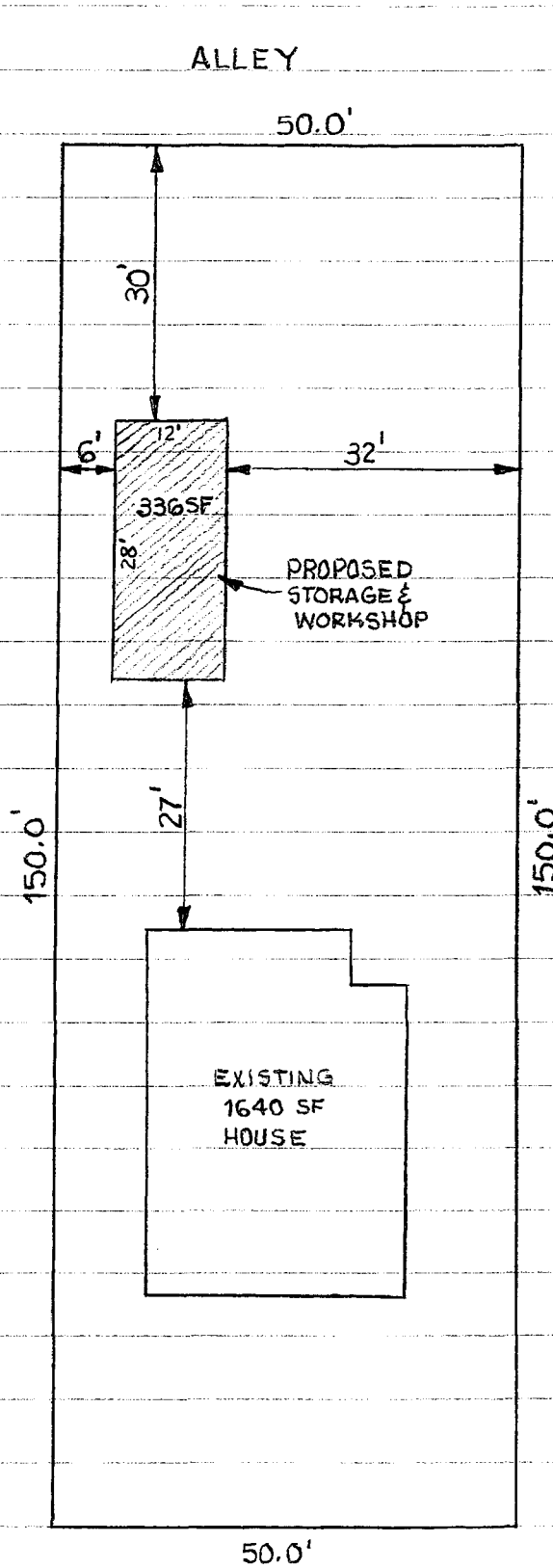
Planning Approval [Signature] Date 10/27/09

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

Utility Accounting [Signature] Date 10/27/09

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

610 GUNNISON AVE.



ACCEPTED *Pat Denby* 12/27/09
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 RECORD SETBACK LINES.

GUNNISON AVE.