

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

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

BLDG PERMIT NO. _____

Building Address 2776-1
1107 GUNNISON AVE.
Parcel No. 2945-141-30-002
Subdivision _____
Filing _____ Block 45 Lot 3 & 4

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs 1,554 Sq. Ft. Proposed 432
Sq. Ft. of Lot / Parcel 7,500
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1,986
Height of Proposed Structure 23'

OWNER INFORMATION:

Name BEN HERMAN / SANDRA TINSMAN
Address 1107 GUNNISON AVE
City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 18' x 24' 2 STORY GARAGE

APPLICANT INFORMATION:

Name MOR STORAGE
Address 3010 I-70 B
City / State / Zip G.J., CO 81504
Telephone 254-0460

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): NO SWR / WITH CHARGE

NOT Renting Studio

NOTES: 18' x 24' DETACHED 2 STORY GARAGE W/ 2ND STORY STUDIO WORK SPACE.

NOTE: NOT INTENDED FOR USE AS ACCESSORY D.U.

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 _____
Side 5' / 3' from PL Rear 10' / 5' from PL Floodplain Certificate Required: YES _____ NO
Maximum Height of Structure(s) 35' Parking Requirement 2
Voting District _____ Driveway Location Approval _____ Special Conditions May not be used as Accessory Dwelling Unit. No range allowed. 2/14
(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 Cory K Block Date 6-1-09

Planning Approval Gayleen Henderson Date 6-1-09

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

Utility Accounting _____ Date 6/1/09

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)

