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

BLDG PERMIT NO. 2777-0

Building Address 1125 Gunnison No. of Existing Bldgs 2 No. Proposed -  
 Parcel No. 2945-141-30-003 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed -  
 Subdivision City of Grand Junction Sq. Ft. of Lot / Parcel .178 = 7,492  
 Filing \_\_\_\_\_ Block 45 Lot 5+6

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 210 carpet  
 Height of Proposed Structure 440 garage

**OWNER INFORMATION:**

Name Shirley O'Brien  
 Address 1125 Gunnison Ave  
 City / State / Zip Grand Junction 81501

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below) 2,258  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Tim O'Brien  
 Address 855 Colorado Ave  
 City / State / Zip Grand Junction CO  
 Telephone 970 640 7804

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Add Deck / Bay Window

**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>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____ <b>PAYD</b>
Voting District _____ Driveway Location Approval _____ Special Conditions _____	<b>SEP 04 2009</b> <b>RB</b>
(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 [Signature] Date 9-4-09  
 Planning Approval [Signature] Date 9-4-09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. w/ Sewer / water
Utility Accounting <u>[Signature]</u>	Date <u>9/4/09</u>		

# City of Grand Junction GIS Zoning Map ©

7d  
2,9



SCALE 1 : 410



N



ACCEPTED *Lynli Reynolds*  
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.

Friday, September 04, 2009 3:36 PM