FEE\$	10
TCP\$	•
SIF\$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

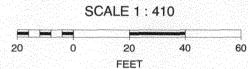
BLDG PERMIT NO.	
2777-8)

Building Address 1125 Gunnisa	No. of Existing Bldgs No. Proposed
Parcel No. 2945-141-30-003	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed
Subdivision Calty of Grand June 12	$\sqrt{\text{Sq. Ft. of Lot / Parcel}} = \sqrt{1777} = 7,492$
Filling Block 45 Lot 5th	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed) 210 correct Height of Proposed Structure 440 quare
Name Shinley O'Brien	DESCRIPTION OF WORK & INTENDED USE 32 1204
Address 125 Gunnisus Ave	New Single Family Home (*check type below) Interior Remodel Other (please specify):
City/State/Zip Stand Junchin 8150	— Saile (predde spesing))
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Tim O15 fin	Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify):
Address USS Colorado Hue	
City / State / Zip Grad Junction (O	NOTES: Add Deck Bay
Telephone 970 6407804	Window
	risting & proposed structure location(s), parking, setbacks to all name as width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMP	
zone <u>R-8</u>	Maximum coverage of lot by structures 70 6
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: YESNO
Maximum Height of Structure(s)	Parking Requirement PA
Driveway	SEP 0 4 2009
Voting District Location Approval(Engineer's Initials)	Special Conditions
	in writing, by the Public Works & Planning Department. The ntil a final inspection has been completed and a Certificate of partment.
	information is correct; I agree to comply with any and all codes, project. I understand that failure to comply shall result in legal n-use of the building(s).
Applicant Signature	Date 9-4-09
Planning Approval Junton Royalds	Date 9-4-09
Additional water and/or sewer tap fee(s) are required: YES	NOX W/O No. My Sever witer
Utility Accounting	Date 9 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \

City of Grand Junction GIS Zoning Map ©

78,7





ACCEPTED

ANY CHANGE OF SEPRACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
FASEMENTS AND PROPERTY LINES.