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

BLDG PERMIT NO. 3016-0

Building Address 2133 Gunnison No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2745-131-19-014 Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed 150
 Subdivision Park Terrace Sq. Ft. of Lot / Parcel 8058.6
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1750 2170
 Height of Proposed Structure 8-10

OWNER INFORMATION:

Name Vinian Lujan
 Address 2133 Gunnison Ave
 City / State / Zip Grand Jct Co 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed 10x15

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____

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

Telephone 970243-0940, 242-6353

NOTES: _____
PAID
 JUL 24 2009

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 X
 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 [Signature] Date 7-24-09

Planning Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. w/ sewer/water
Utility Accounting	<u>[Signature]</u>	Date	<u>7/24/09</u>

2133 Gunnison Ave



ACCEPTED *Pat Clarke 7/24/09*

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 PROPERTY LINES.

SCALE 1 : 264

