

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. \_\_\_\_\_

16485-0

Building Address 3001 Gunnison Ave  
 Parcel No. 2943-102-07-002  
 Subdivision Grand Meadows  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1250 Sq. Ft. Proposed 240  
 Sq. Ft. of Lot / Parcel 12,719.52  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1490 11%  
 Height of Proposed Structure 11'

**OWNER INFORMATION:**

Name Jimi Sandy Campbell  
 Address 3001 Gunnison Ave  
 City / State / Zip CO CO 81504

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): shed 12x20

**APPLICANT INFORMATION:**

Name Jim Same **PAID**  
 Address \_\_\_\_\_ **APR 30 2009**  
 City / State / Zip \_\_\_\_\_ **RB**  
 Telephone 970-234-8192

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: NO sewer / water

**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-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 24/25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 Side 5/3 from PL Rear 25/5 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 4-30-09  
 Planning Approval [Signature] Date 4/30/09

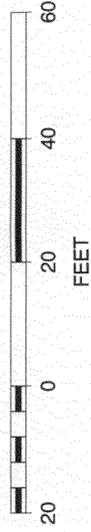
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. no sewer / shed

Utility Accounting [Signature] Date 4/30/09

# 3001 Gunnison Ave



SCALE 1 : 358



*Pat Bender* 4/30/09

**ACCEPTED**  
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.