

PCR-2010-3166

FEE \$	10
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SIF \$	

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

BLDG PERMIT NO.
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35828  
V2413

2920-0

Building Address 1717 GUNNISON AVE  
 Parcel No. 2945 132 03 014  
 Subdivision SLOCUMS ADDN.  
 Filing \_\_\_\_\_ Block 11 Lot 1-3

No. of Existing Bldgs 1 No. Proposed 0  
 Sq. Ft. of Existing Bldgs 2586 Sq. Ft. Proposed 0  
 Sq. Ft. of Lot / Parcel 9000 8973.36  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 9875 3449.331  
 Height of Proposed Structure 0 NO STRUCTURE

### OWNER INFORMATION:

Name Jill Bremner Aaron Norris  
 Address 1717 GUNNISON AVE  
 City / State / GRAND JCT CO 81501

### DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): ADD EGRESS WINDOWS TO BASEMENT Q=Z

### APPLICANT INFORMATION:

Name GRAND MESA HOMES INC  
 Address PO Box 1373  
 City / State / GRAND JCT CO 81502  
 Telephone 970-234-2415

### \*TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): No Home Proposed

**PAID**

NOTES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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</u> from property line (PL)	Permanent Foundation Required:	YES _____ NO _____
Side	<u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required:	YES _____ NO _____
Maximum Height of Structure(s)	_____	Parking Requirement	_____
Voting District	_____	Special Conditions	_____
Driveway Location Approval	_____		
	(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.

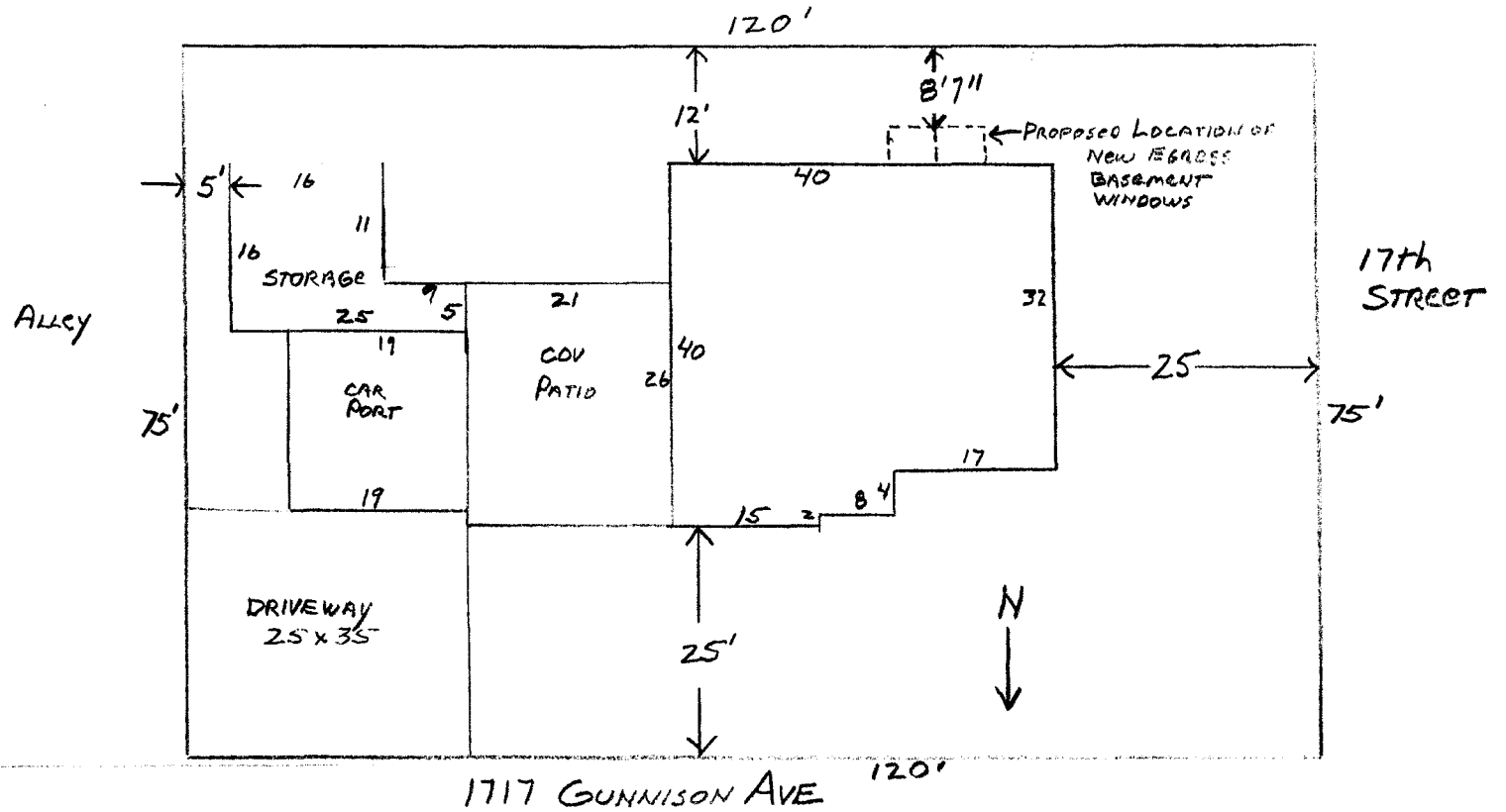
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Mark "Jake" Jacobson Date 10/19/10  
 Planning Approval [Signature] Date 10/19/10

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ **NO** \_\_\_\_\_ W/O No. no sewer no water  
 Utility Accounting [Signature] Date 10-19-10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

GRAND MESA HOMES INC  
 PO Box 1373 GJ CO 81502  
 234-2415  
 grandmesahomes@gmail.com



SITE PLAN 10/19/10  
 1717 GUNNISON AVE  
 GRAND JCT CO 81501  
 BREMMER RESIDENCE

SCALE 1" = 20'

ACCEPTED *[Signature]*  
 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