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| FEE \$ <u>5.00</u> |
| TCP \$ |
| SIF \$ |

PLANNING CLEARANCE

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|-----------------|
| BLDG PERMIT NO. |
|-----------------|

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

Building Address 2123 Gunnison Ave
 Parcel No. 2945 131 A 013
 Subdivision Park Terrace
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Brian Swedhin
 Address 2123 Gunnison Ave
 City / State / Grand Junction, CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): CONVERT GARAGE
INTO BEDROOM/OFFICE 19x12

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / _____
 Telephone (970) 210 7069

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

NOTES: NO KITCHEN

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 _____ |
| SETBACKS: Front _____ from property line (PL) | Permanent Foundation Required: YES _____ NO _____ |
| Side _____ from PL Rear _____ from PL | Floodplain Certificate Required: YES _____ NO _____ |
| Maximum Height of Structure(s) _____ | 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 6/14/10
 Planning Approval [Signature] Date 6/14/10

| | | | |
|--|------|--|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | <input checked="" type="checkbox"/> NO | W/O No. |
| Utility Accounting <u>[Signature]</u> | Date | <u>6/14/10</u> | |

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)