

#42735-0

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

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

FEE \$	10.00
TCP \$	0
SIF \$	0

Building Address 3062 1/2 GUNNISON AVE  
 Parcel No. 243-161-14-012  
 Subdivision KEYBOW MEADOWS  
 Filing \_\_\_\_\_ Block 1 Lot 12

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 1422 Sq. Ft. Proposed 84 SF  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface \_\_\_\_\_  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name JONSEN  
 Address 3062 1/2 GUNNISON AVE  
 City / State / GT Co

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): BAY WINDOW ADD ON

**APPLICANT INFORMATION:**

Name 3-D Builders  
 Address 2527 G 1/2 RD  
 City / State / GT Co 81505  
 Telephone 970-250-3772

**\*TYPE OF HOME PROPOSED:**

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

NOTES: ADD ON BAY WINDOW / NO PLUMBING

**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 _____ 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.

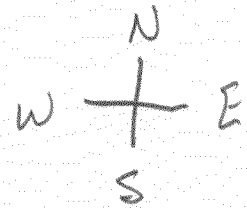
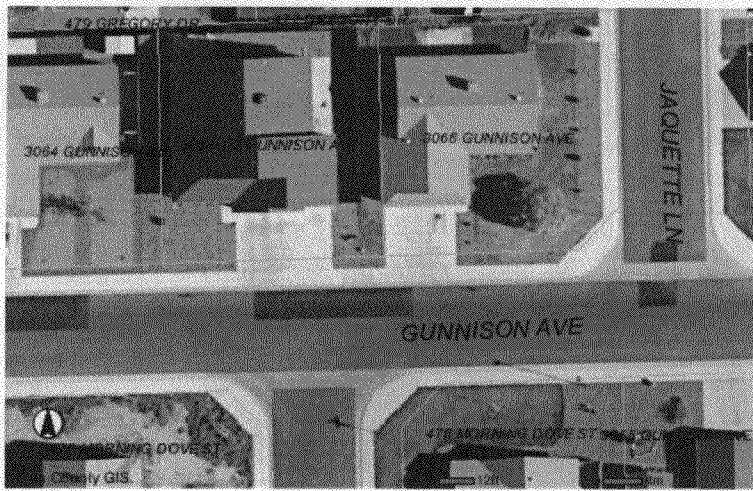
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5/26/10  
 Planning Approval [Signature] Date 5-27-10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>Window only</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-27-10</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)

JENSEN  
3062 1/2 GUNNISON



5-27-10  
 Gaylen Henderson  
 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 ENCROACHMENTS.

