

DATE SUBMITTED: 4-22-93

PERMIT NO. # 44714

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2701 1/2 Unaweep Ave SQ. FT. OF BLDG: 1170

SUBDIVISION _____ SQ. FT. OF LOT: 75' x 155'

FILING # _____ BLK # _____ LOT # _____ NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-252-00-085 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2 + 1 Metal shed

OWNER Charles R & Carla G. Sweet USE OF EXISTING BUILDINGS: home, garage + small shed

ADDRESS 2701 1/2 Unaweep Ave DESCRIPTION OF WORK AND INTENDED USE: addition

TELEPHONE: 245-4524

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSE-8 FLOODPLAIN: Designated YES _____ NO

SETBACKS: FRONT 75' centerline of the right of way GEOLOGIC HAZARD: YES _____ NO _____

SIDE 5' REAR 15' CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 32' PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

M. P. [Signature]
Department Approval

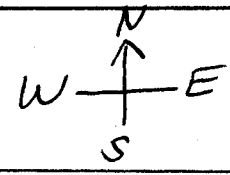
Carla G. Sweet
Applicant Signature

4-22-93
Date Approved

4-22-93
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

270 1/2 Unawweep



30'

48'

Existing House

Driveway

26'

14'-6"

12'

Addition

13'

18'

6'-9"

ACCEPTED MP 4-22-93
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.