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BLDG PERMIT NO.

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

4004-2230-15-7

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2754 UNAWEEP TAX SCHEDULE NO. 2945-244-00-145
SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480 / 300
FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 624
(1) OWNER CHRIS DENNIS NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 2754 UNAWEEP
(1) TELEPHONE 257-7402 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CHRIS DENNIS USE OF EXISTING BLDGS HOME (RESIDENTIAL)
(2) ADDRESS 2754 UNAWEEP DESCRIPTION OF WORK AND INTENDED USE: BEDROOM,
(2) TELEPHONE 257-7402 BATH, KITCHEN, GARAGE (RESIDENTIAL)

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures _____
SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side 5' from PL Rear 15' from PL
Maximum Height _____
CENS.T. 13 T.ZONE 80 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development 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 by the Building Department (Section 305, Uniform Building Code).

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).

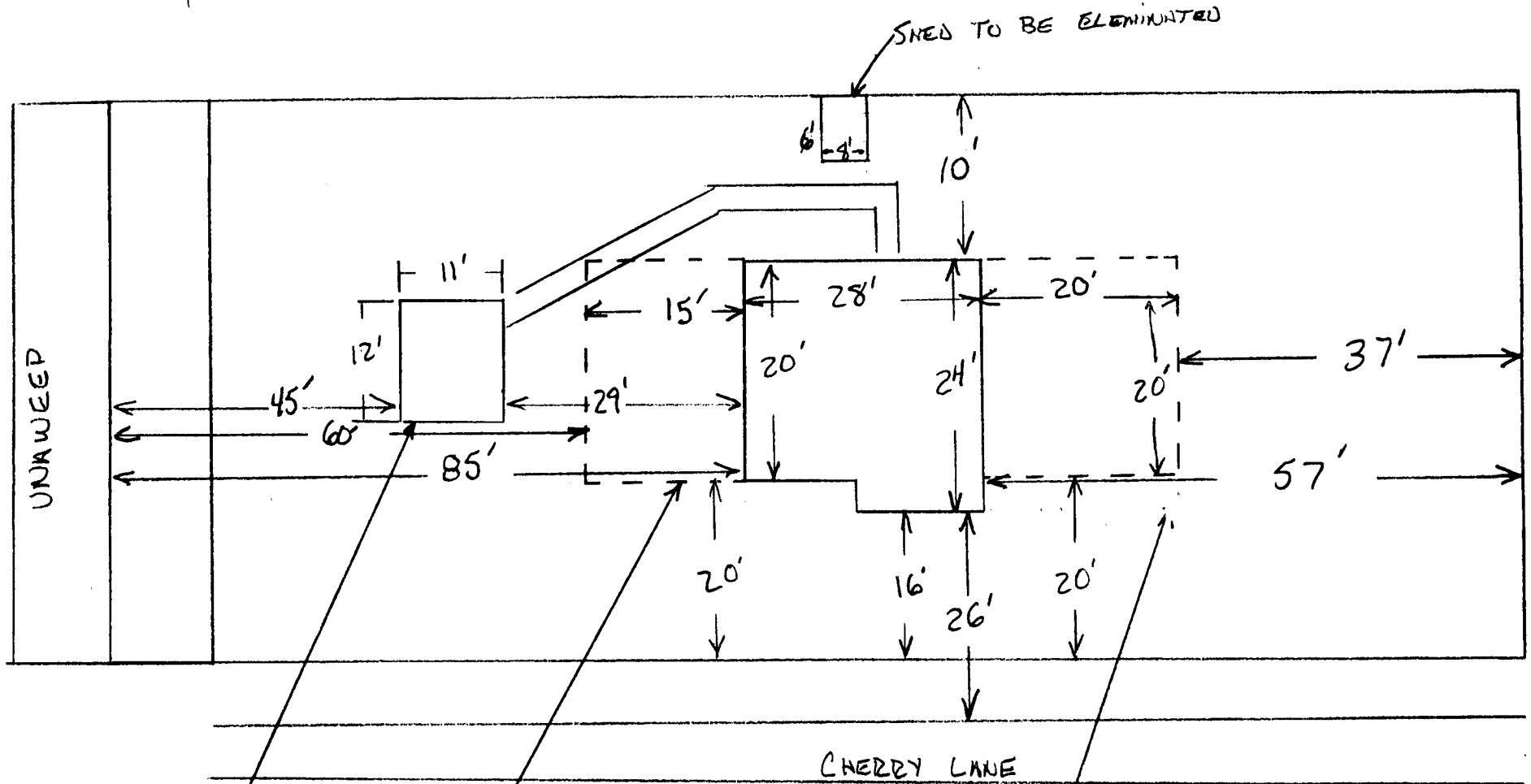
Applicant Signature [Signature] Date 9/13/95
Department Approval Marcia Pabidemp Date 9-13-95

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - No change in SF-use

Utility Accounting Millie Fowler Date 9-13-95

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



UNRAVEEP

SHED TO BE ELIMINATED

6'-9'

THIS SHED TO BE ELIMINATED

PROPOSED ADDITION GARAGE

PROPOSED ADDITION- BEDROOM, BATH & KITCHEN

ACCEPTED MR 9-18-95
 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.