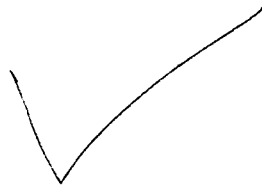


FEE \$	10 <sup>-</sup>
TCP \$	-

BLDG PERMIT NO. 58666

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2716 unawsep TAX SCHEDULE NO. 2945-243-00-094  
 SUBDIVISION - SQ. FT. OF PROPOSED BLDG(S)/ADDITION 20x20  
 FILING - BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 1384 sq  
 (1) OWNER Richard Peterson NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2716 unawsep  
 (1) TELEPHONE 341-6394 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Richard Peterson USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) ADDRESS 2716 unawsep DESCRIPTION OF WORK AND INTENDED USE: replace  
 (2) TELEPHONE 241-6394 shed

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 45' from center of ROW, whichever is greater  
 Side 3' from PL Rear 3' from PL Special Conditions shed only  
 Maximum Height 30' to eaves CENSUS TRACT 13 TRAFFIC ZONE 80  
accessory structure only

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 Richard Peterson Date 12-26-96

Department Approval Bonnie Edwards Date 12-26-96

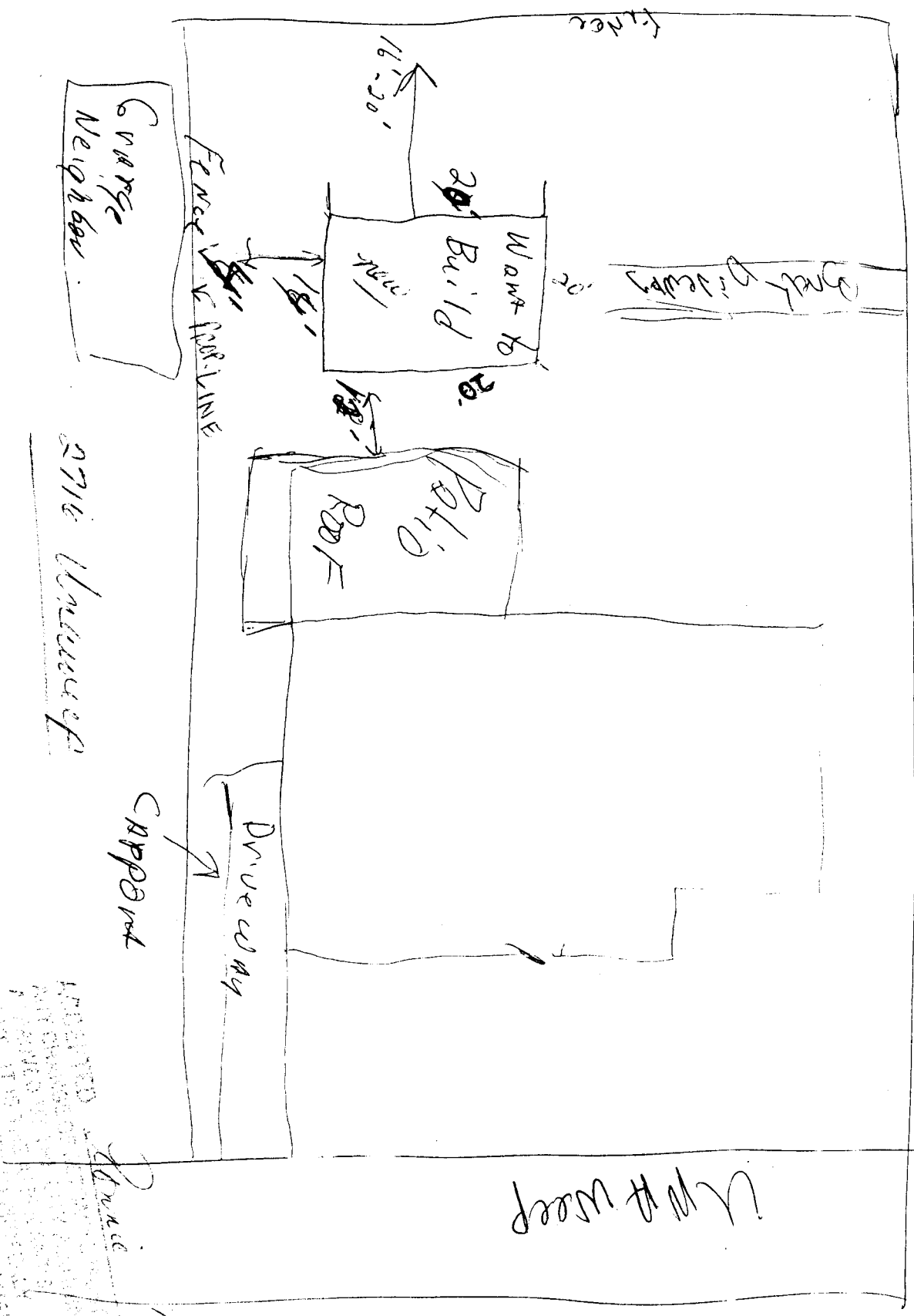
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. No change in use

Utility Accounting Marshall Cole Date 12/26/96

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)

Cedar



Garage Neighbor

2716 Unservice

Appoint

Driveway

WPA Weep

3' to 22' minimum Setback

ACCEPTED FOR RECORDING  
 AND SHOWN TO BE CORRECT  
 AND ACCURATE TO THE BEST OF  
 MY KNOWLEDGE AND BELIEF  
 I, THE UNDERSIGNED, A LICENSED  
 PROFESSIONAL SURVEYOR, DO HEREBY  
 CERTIFY THAT I AM THE AUTHOR OF  
 THIS SURVEY AND I HAVE PERSONALLY  
 RESPONSIBILITY FOR THE ACCURACY  
 OF THE INFORMATION CONTAINED  
 HEREIN AND I HAVE PERSONALLY  
 LOCATED ALL POINTS OF INTEREST  
 AND PROPERTY LINES.

Drawn

12/26/94