FEE $ *10 —*	BLDG PERMIT NO. *58 343*
TCP $ *—0 —*	

PLANNING CLEARANCE

~ JO4-2640-03 ß (Single Family Residential and Accessory Structures)
Grand Junction Community Development Department   *✓*

☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS *2720 Unaweep*   TAX SCHEDULE NO. *2945 - 243 - 00 - 117*

SUBDIVISION _____   SQ. FT. OF PROPOSED BLDG(S)/ADDITION *24 Sq ft*

FILING _____ BLK _____ LOT _____   SQ. FT. OF EXISTING BLDG(S) *920*

(1) OWNER *Richard F Griffith*

NO. OF DWELLING UNITS
BEFORE: *1* AFTER: *1* THIS CONSTRUCTION

(1) ADDRESS *2720 unaweep*

(1) TELEPHONE *244 - 8307*

NO. OF BLDGS ON PARCEL
BEFORE: *4* AFTER: *4* THIS CONSTRUCTION

(2) APPLICANT _____   USE OF EXISTING BLDGS _____

(2) ADDRESS _____   DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE _____   *Bay Window*

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 *45%*

SETBACKS: Front *20'* from property line (PL)
or *50'* from center of ROW, whichever is greater

Parking Req'mt *2*

Side *5'* from PL   Rear *15'* from PL

Special Conditions _____

Maximum Height *32'*

_____

CENSUS TRACT *13* TRAFFIC ZONE *80*

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).

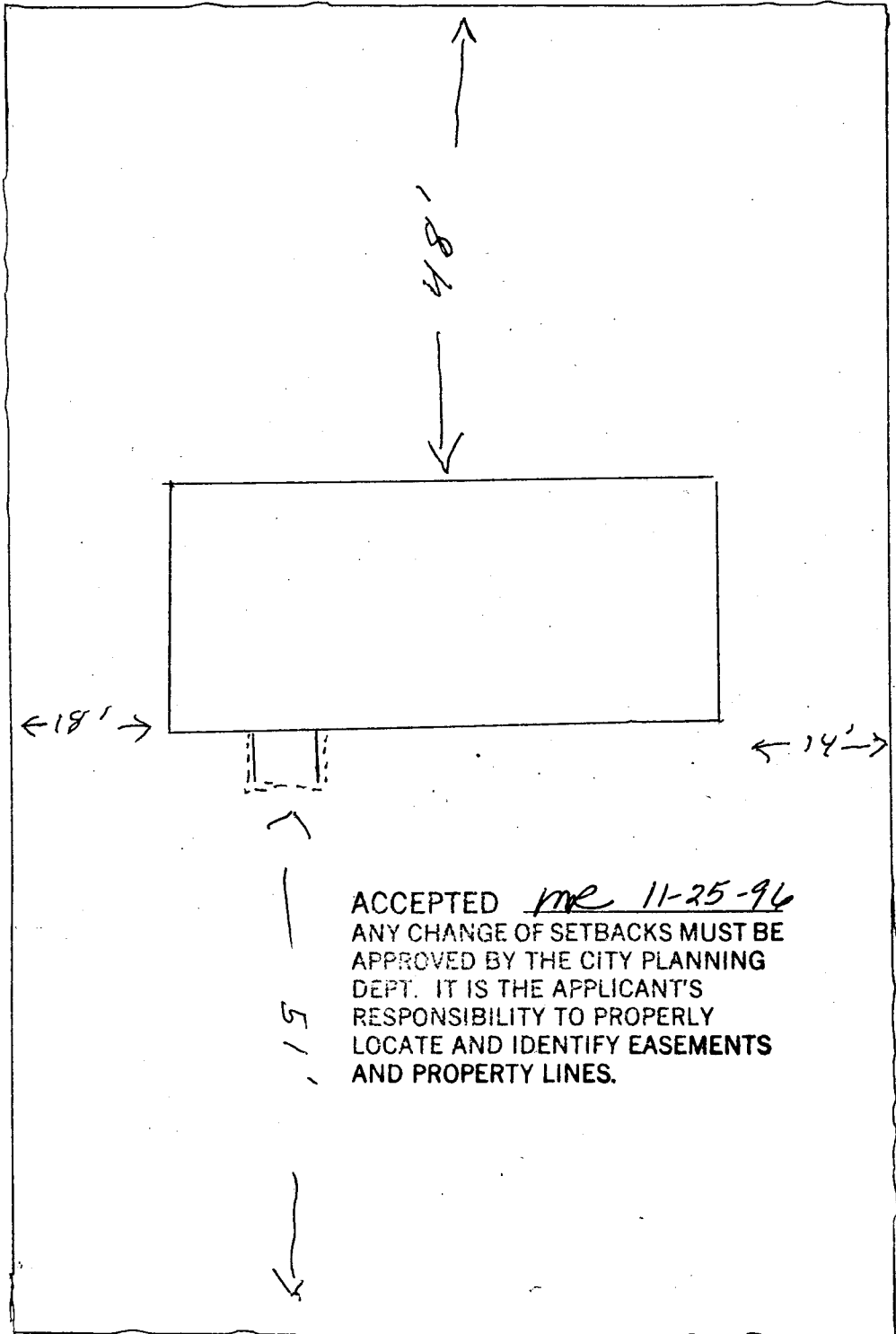Applicant Signature X *Richard F Griffith*   Date X *Nov. 26*

Department Approval *Marcia Robideaux*   Date *11-25-96*

Additional water and/or sewer tap fee(s) are required: YES ____ NO ✓ W/O No. *n/a* *no chg*

Utility Accounting *Lottie Nolin*   Date *11-25-96*   *in use*

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)*

48'

←18'→

←14'→

ACCEPTED _mr_ 11-25-96
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.

5'

2720   UNAWEEP AVE