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BLDG PERMIT NO. 62093

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

BLDG ADDRESS 2725 Unawep Ave TAX SCHEDULE NO. 2945-252-01-058
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 32^{ft} x 20^{ft}
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1105
 (1) OWNER Andrew Wisenstine NO. OF DWELLING UNITS
Heather Wisenstine BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2725 Unawep Ave
 (1) TELEPHONE 241-7764 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT same USE OF EXISTING BLDGS home
 (2) ADDRESS same DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE same home addition

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 15' from PL Special Conditions one kitchen only
 Maximum Height 32' allowed.
 CENSUS 13 TRAFFIC 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 Heather A. Wisenstine Date Sept. 18, 1997
 Department Approval Ronnie Edwards Date 9/18/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting Cherline Dan Date 9-18-97

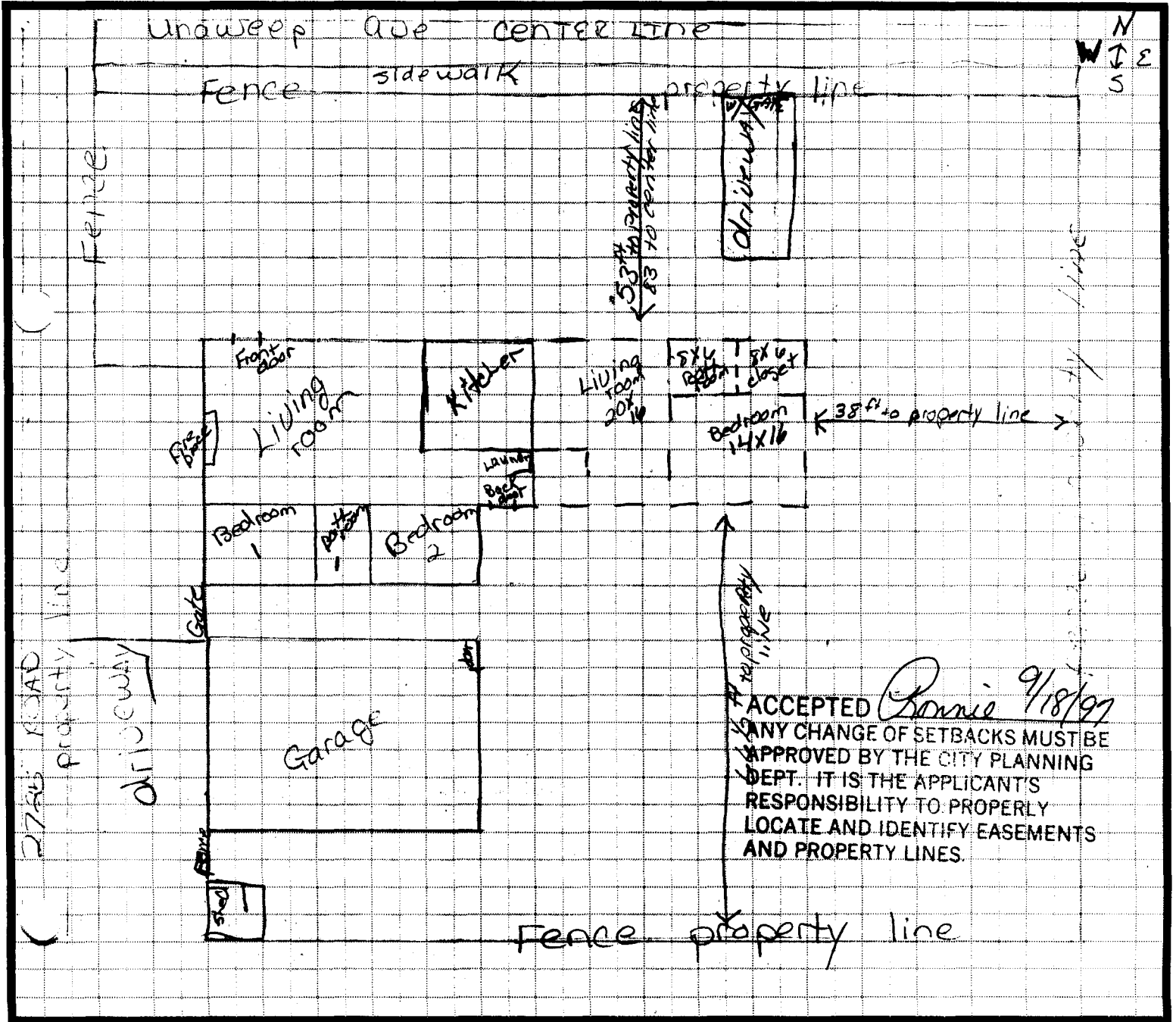
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

IN THE SPACE BELOW, PLEASE DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions.
2. A dotted line outline of the PROPOSED STRUCTURE and dimensions of the PROPOSED STRUCTURE.
3. The DISTANCE from the proposed structure to the front, rear and side property lines (setbacks)
4. All EASEMENTS or RIGHTS- OF -WAY on, or immediately adjacent to, the property.
5. All existing or proposed STRUCTURES on the property, including FENCES.
6. All STREETS adjacent to the property and street names.
7. All existing and proposed DRIVEWAYS, including length, width and distance from intersections.
8. Location of existing and/or PROPOSED PARKING and NUMBER OF SPACES.
9. An arrow indicating the direction NORTH.

ANY OF THE INFORMATION WHICH THE APPLICANT FAILS TO SHOW ON THE DRAWING WILL RESULT IN A DELAY IN OBTAINING THE BUILDING PERMIT.



ACCEPTED *Ronnie* 9/18/97
 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.

2945-252-00-058