

FEE \$ <u>10<sup>00</sup></u>
TCP \$ <u>    </u>

BLDG PERMIT NO. <u>    </u>
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

*No permit # recorded in Mesa CO records*

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2696 Unaweeep TAX SCHEDULE NO. 2945-234-00-021 1,200

SUBDIVISION      SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1080 ~~1200~~ sq-ft.

FILING      BLK      LOT      SQ. FT. OF EXISTING BLDG(S) 1,152 sq-ft.

(1) OWNER Cynthia Anderson NO. OF DWELLING UNITS BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 2696 Unaweeep Ave

(1) TELEPHONE 256-1704 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Cynthia Anderson USE OF EXISTING BLDGS     

(2) ADDRESS 2696 Unaweeep Ave DESCRIPTION OF WORK AND INTENDED USE: enclosed deck - Modular on concrete - Increase my house from 2B 1 Bath to 4B 2 1/2 Baths - addition for grown children / mother-in-law area

(2) TELEPHONE 256-1704

**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 15' from center of ROW, whichever is greater Parking Req'mt     

Side 5' from PL Rear 15' from PL Special Conditions No Kitchen in addition

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 Cynthia Anderson Date 5/8/98

Department Approval Senta Costello Date 5-8-98

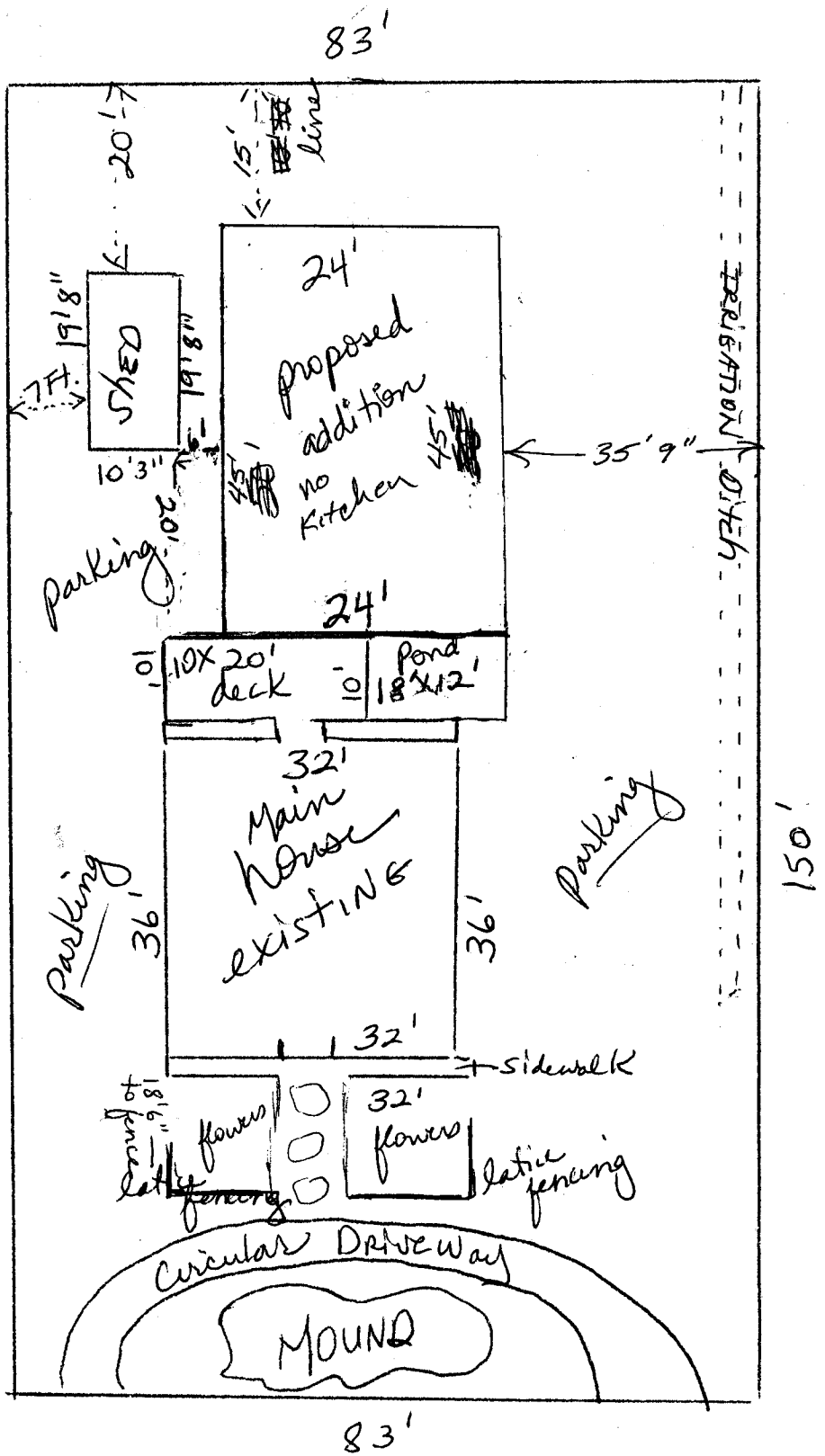
Additional water and/or sewer tap fee(s) are required: YES      NO X W/O No. 19114-12621

Utility Accounting Doli Overholt Date 5-8-98

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)

ACCEPTED SLC 5-8-98  
 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.



CYNTHIA ANDERSON

2696 Unawcep Avenue