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none yet

BLDG PERMIT NO.

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


Expired 10/6/99
Romme

BLDG ADDRESS 812 Unawap Ave. TAX SCHEDULE NO. 2945-234-04-007

SUBDIVISION Orchard Mesatts SQ. FT. OF PROPOSED BLDG(S)/ADDITION 18' x 26'

FILING BLK 12 LOT pt of 21-23 SQ. FT. OF EXISTING BLDG(S) 1431'

(1) OWNER Dale Umberger NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 812 Unawap Ave. NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(1) TELEPHONE 244-6987 USE OF EXISTING BLDGS Home Garage

(2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE:

(2) ADDRESS

(2) TELEPHONE New Portable Garage

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 RMF-14 Maximum coverage of lot by structures 50%

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

Side 3' leave from PL Rear 10' from PL Special Conditions

Maximum Height 36' CENSUS 13 TRAFFIC 80 ANN#

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Dale Umberger Date 4-6-99

Department Approval Suits Costello Date 4-6-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. no charge

Utility Accounting Rottie Krower Date

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)

