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BLDG PERMIT NO. below 120th

none
(Signature)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2726 Unawcep Ave TAX SCHEDULE NO. 2945-243-00-121

SUBDIVISION - SQ. FT. OF PROPOSED BLDG(S)/ADDITION 84^{sq}

FILING BLK - LOT - SQ. FT. OF EXISTING BLDG(S) 1280^{sq} + 600^{sq}

(1) OWNER Lewis Cox NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2803 Perry Dr. NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION

(1) TELEPHONE 241-5150 USE OF EXISTING BLDGS Storage/home

(2) APPLICANT David Cox (Judith) DESCRIPTION OF WORK AND INTENDED USE: Additional storage

(2) ADDRESS 2726 Unawcep Ave

(2) TELEPHONE 257-9633

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 25' from property line (PL) or 50' from center of ROW, whichever is greater Parking Req'mt _____

Side 3' to easement from PL Rear 3' to easement from PL Special Conditions this permit for moving shed only - no driveway permit

Maximum Height 32^{ft} CENSUS 13 TRAFFIC 80 ANNEX# _____

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: Judith Cox Date 5-7-99

Department Approval: [Signature] Date 5-7-99

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

Utility Accounting [Signature] Date 5-7-99

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)

