

FEE \$	10 <sup>00</sup>
TCP \$	-
SIF \$	-

Garage Addition

BLDG PERMIT NO. 74349

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



Your Bridge to a Better Community

50553 - 12546  
 BLDG ADDRESS 2746 Unaweep G.J. SQ. FT. OF PROPOSED BLDGS/ADDITION 512 S.F.  
 TAX SCHEDULE NO. 2945-243-10-030 SQ. FT. OF EXISTING BLDGS 528 S.F.  
 SUBDIVISION Olson Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 1,040 S.F.  
 FILING - BLK - LOT 7 NO. OF DWELLING UNITS:  
 Before: 2 After: 2 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) OWNER Charles Blust USE OF EXISTING BUILDINGS House & Garage  
 (1) ADDRESS 2746 Unaweep G.J. DESCRIPTION OF WORK & INTENDED USE Add on to garage for cars  
 (1) TELEPHONE 241-2809 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Nick A. Lobato  Site Built  Manufactured Home (UBC)  
 (2) ADDRESS 2489 S. Broadway G.J. 81503  Manufactured Home (HUD)  
 (2) TELEPHONE 256-0633 - Home  Other (please specify) (Garage only)  
250-8926 - Cell

**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 \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 3' from PL, Rear 3' from PL Parking Req'mt \_\_\_\_\_  
 Maximum Height to eave Special Conditions not to be used as an accessory unit.  
 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 Nick A. Lobato Date 3-16-00  
 Department Approval Ronnie Edwards Date 3-16-00

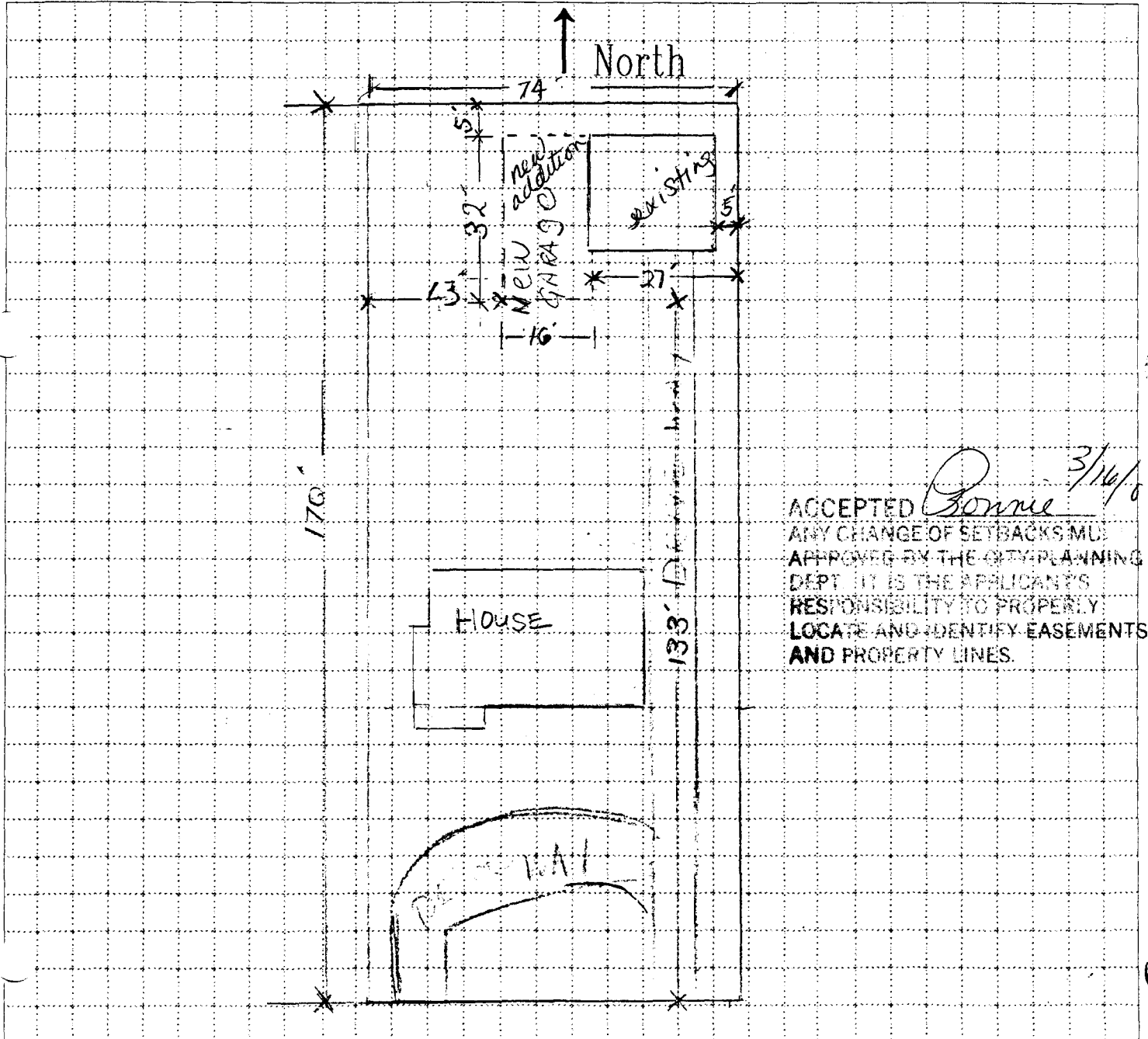
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>N/A no charge</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>3/16/00</u>

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 Neatly Draw a Site Plan Showing the Following:**

1. An outline of the **property lines** with dimensions. .... [✓]
2. An outline of the **proposed structure** with **dotted lines** 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** and **rights-of-way** on the property. .... [✓]
5. All **other structures** on the property. .... [✓]
6. All **streets** adjacent to the property and street names .... [✓]
7. All existing and proposed **driveways**. .... [✓]
8. Location of existing and/or **proposed parking** and **number of spaces**. ... NONE [ ]

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**



2746 Unawep URBWEEP AVE.