

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0     |
| SIF \$ | 0     |

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 77638



Your Bridge to a Better Community

BLDG ADDRESS 2748 Unaweep Ave SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-243-10-021 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:

(1) OWNER Thomas Catherine Ansbaugh Before: 1 After: 1 this Construction

(1) ADDRESS 2748 Unaweep Ave NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 257 7609 Before: 2 After: 2 this Construction

(2) APPLICANT Tom Ansbaugh USE OF EXISTING BUILDINGS \_\_\_\_\_

(2) ADDRESS 2748 Unaweep Ave DESCRIPTION OF WORK & INTENDED USE Addition to existing house

(2) TELEPHONE 257-7609 TYPE OF HOME PROPOSED:

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) \_\_\_\_\_

**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-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5' from PL, Rear 10' from PL

Parking Req'mt \_\_\_\_\_

Maximum Height 35'

Special Conditions \_\_\_\_\_

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).

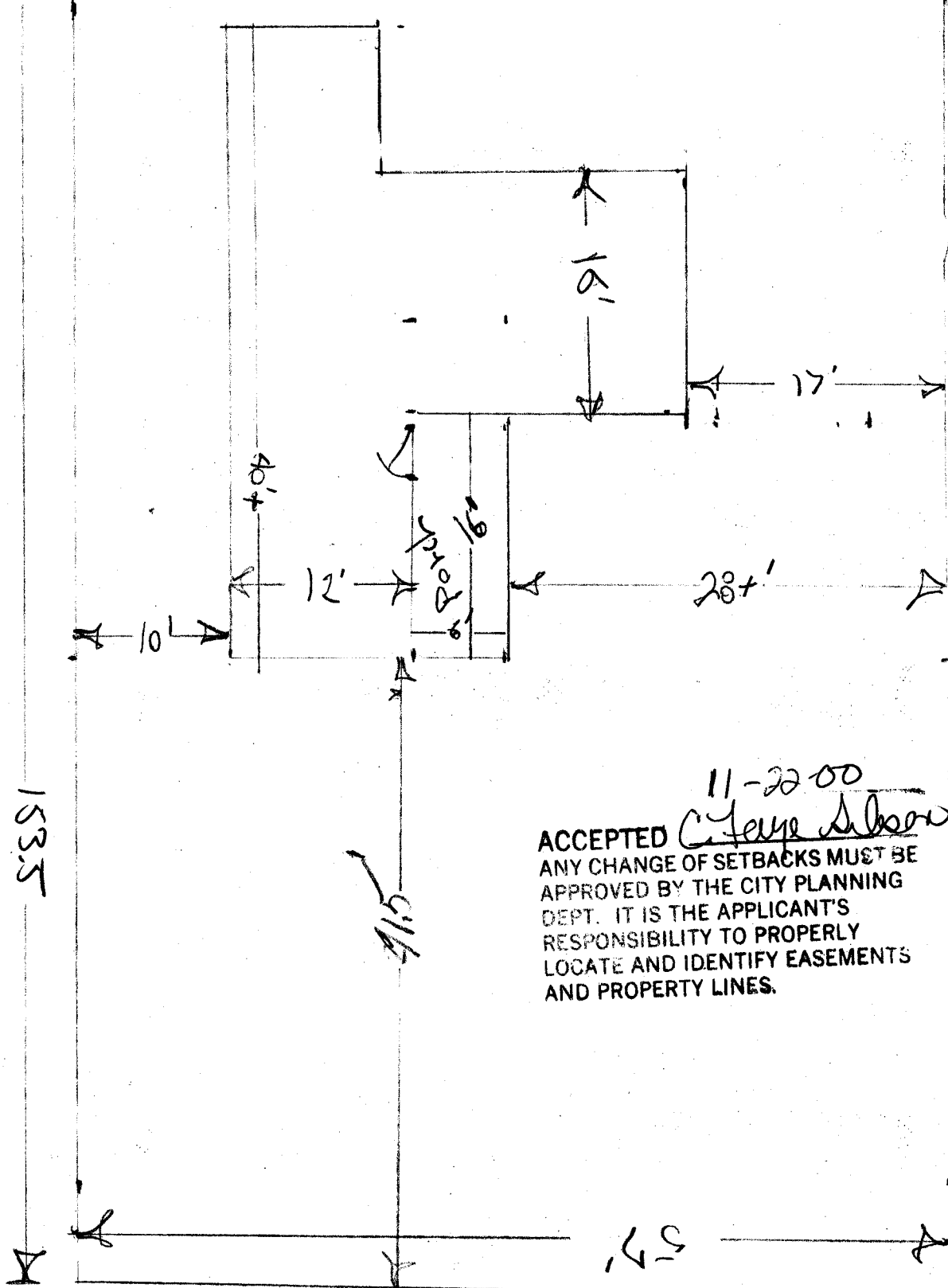
Applicant Signature [Signature] Date 11-7-00

Department Approval C. Faye Johnson Date 11-7-00

|  |                    |             |                     |
|--|--------------------|-------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES                | NO <u>X</u> | W/O No _____        |
| Utility Accounting                                     | <u>[Signature]</u> |             | Date <u>11-7-00</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)



11-22-00  
 ACCEPTED *C. J. [Signature]*  
 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.

2807.5 Texas 2943-073-00-056