

Planning \$ <u>1000</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

②

BLDG PERMIT NO. <u>78504</u>
FILE #

PLANNING CLEARANCE

(~~site plan review, multi-family development, non-residential development~~)
Grand Junction Community Development Department

single family addition

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2706 UNAWEEP AV
 SUBDIVISION —
 FILING — BLK — LOT —
 OWNER DAN GRIFFITH
 ADDRESS 2706 UNAWEEP
 TELEPHONE 255-8608
 APPLICANT JAMES HAAS CONST.
 ADDRESS 3247 WHITE AVE #1 DISTRICT
 TELEPHONE 434-7527

TAX SCHEDULE NO. 2945-243-00-087
 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 384^{sq}
 SQ. FT. OF EXISTING BLDG(S) 1100^{sq}
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 2
 CONSTRUCTION
 USE OF ALL EXISTING BLDGS SING. RES + GAR.
 DESCRIPTION OF WORK & INTENDED USE: 2 NEW B.R.'S

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-8
 SETBACKS: FRONT: 20' from Property Line (PL) or
 from center of ROW, whichever is greater
 SIDE: 5' from PL REAR: 10' from PL
 MAXIMUM HEIGHT 35'
 MAXIMUM COVERAGE OF LOT BY STRUCTURES 70%

LANDSCAPING/SCREENING REQUIRED: YES — NO —
 PARKING REQUIREMENT: 2
 SPECIAL CONDITIONS: —
 CENSUS TRACT 13 TRAFFIC ZONE 80 ANNEX —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature *James Haas* Date 01-30-01
 Department Approval *Ronnie Edwards* Date 1-30-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing 1970 12615</u>
Utility Accounting <u><i>W/est</i></u>	Date <u>1/30/01</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

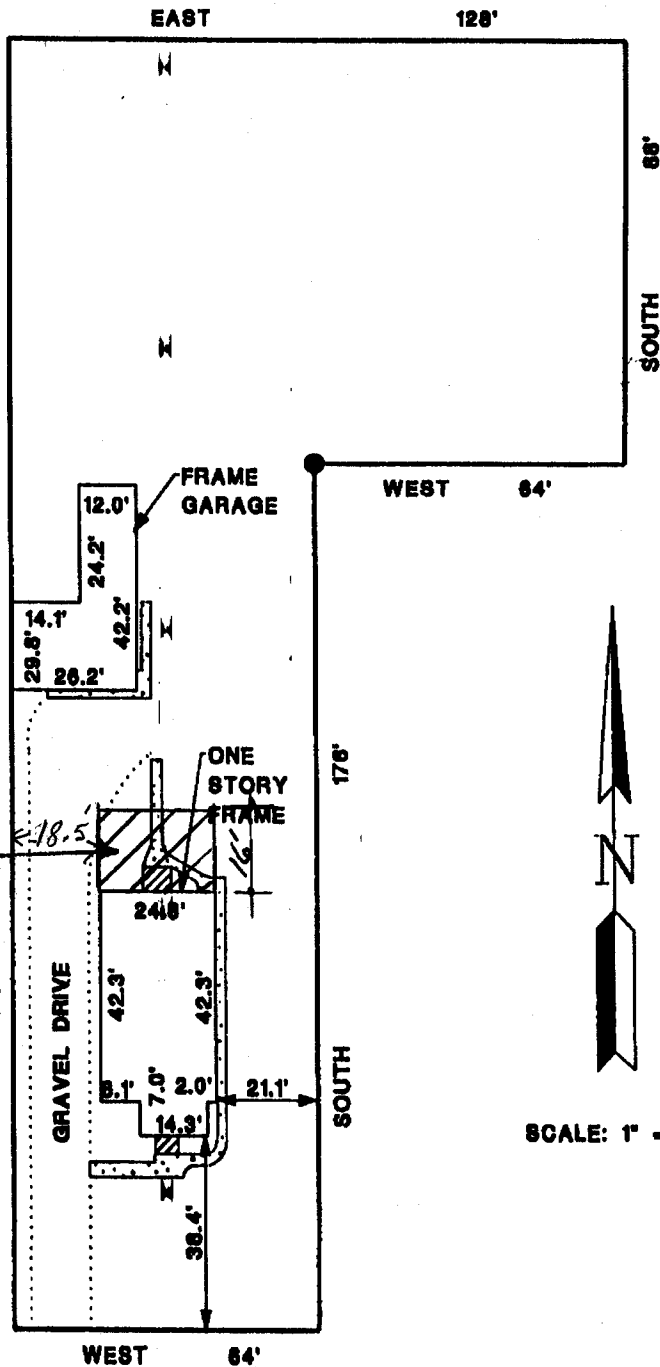
IMPROVEMENT LOCATION CERTIFICATE

2706 UNAWEEP AVENUE, GRAND JUNCTION

RMF-8
F-20'
S-5'
R-10'

WESTERN COLORADO TITLE #2352-3
 GRIFFITH ACCT.

A TRACT OF LAND LYING IN LOT 5 OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE UTE MERIDIAN DESCRIBED AS FOLLOWS TO-WIT:
 BEGINNING AT A POINT 30 FEET NORTH AND 292 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 5, THENCE NORTH 284 FEET, THENCE EAST 128 FEET, THENCE SOUTH 88 FEET, THENCE WEST 64 FEET, THENCE SOUTH 178 FEET, THENCE WEST 64 FEET TO THE POINT OF BEGINNING, MESA COUNTY, COLORADO.



ACCEPTED *Ronnie 1/30/01*
 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.

= NEW ADD. AREA

2-BR ADDITION TO REAR OF RESIDENCE = 384 sq ft

NOTE: A LAND SURVEY IS RECOMMENDED TO MORE ACCURATELY DETERMINE BUILDING SETBACKS.

UNAWEEP AVENUE

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100-YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY MORTGAGE THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 2/22/93 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR DISSEMINATING ANY PART OF SAID PARCEL.