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TCP \$
SIF \$

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

BLDG PERMIT NO. 79710



Your Bridge to a Better Community

BLDG ADDRESS 2776 Unawoop Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 10 X 20 200 sq ft

TAX SCHEDULE NO. 2945-244-33-010 SQ. FT. OF EXISTING BLDGS 890

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1100

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 2 After: 3 this Construction DATE MAY 18 2001

(1) OWNER TROY PALMER NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction

(1) ADDRESS 2776 Unawoop Ave USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE (970) 245-3948 DESCRIPTION OF WORK & INTENDED USE Storage Shed

(2) APPLICANT TROY PALMER TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2776 Unawoop Ave

(2) TELEPHONE (970) 245-3948

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 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

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 Dawn M. Palmer Date May 18, 2001

Department Approval Wishu Aragon Date 5/18/01

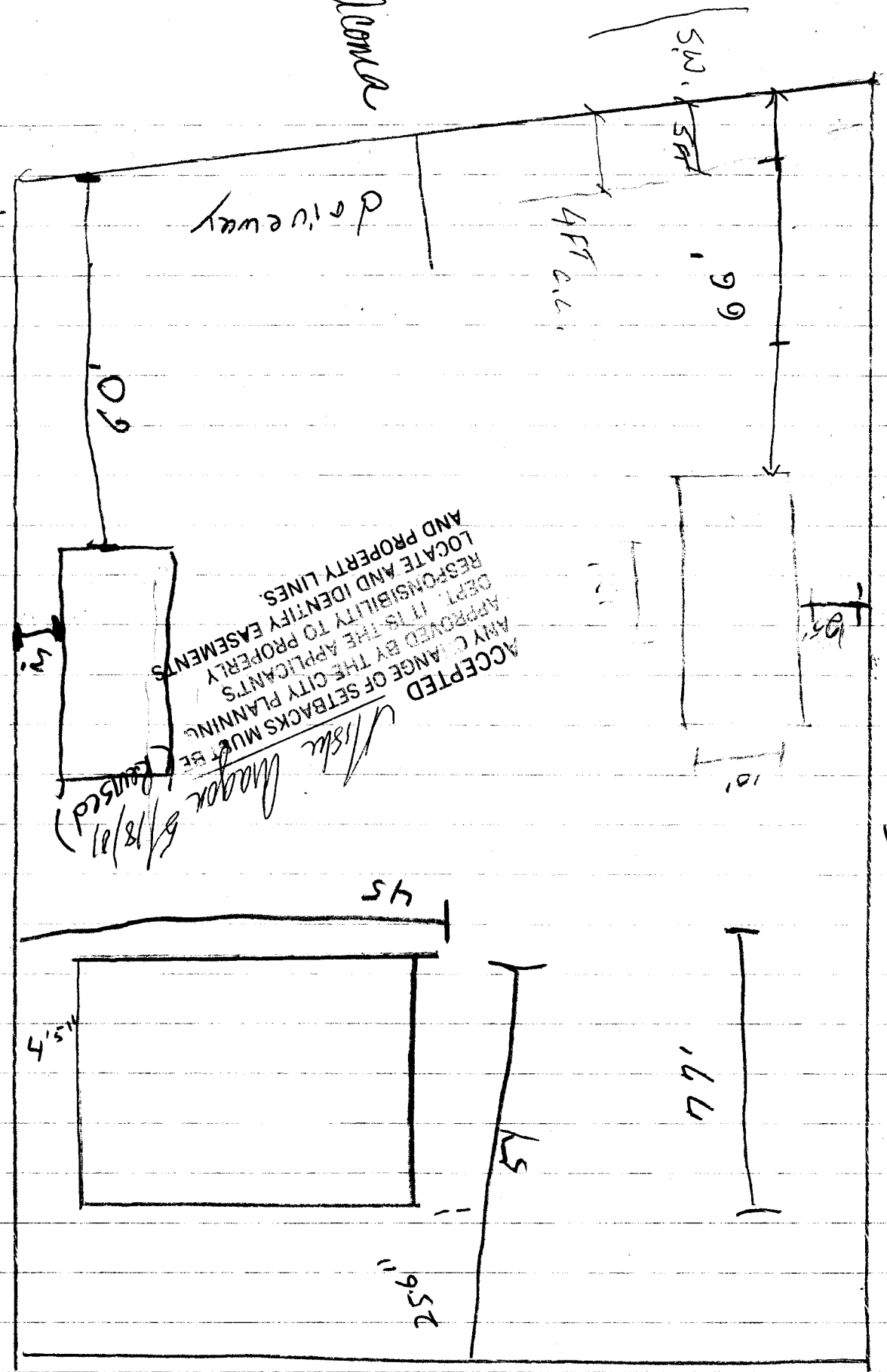
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Li Bensley</u>	Date	<u>5/18/01</u>

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)

Alameda

Driveway



137.17

6/18/21 (revised)

Misha Mager

Unsubep 58.551

79.00