

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 79764



Your Bridge to a Better Community

BLDG ADDRESS 2750 1/2 unawep SQ. FT. OF PROPOSED BLDGS/ADDITION 10x30 existing
TAX SCHEDULE NO 2945-244-31-001 SQ. FT. OF EXISTING BLDGS 1500 sq ±
SUBDIVISION Suenos Minor Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1800 sq ±
FILING — BLK — LOT 1 NO. OF DWELLING UNITS
Before: 7 After: 1 this Construction
(1) OWNER Howard Leroy Jensen NO. OF BUILDINGS ON PARCEL
Before: 7 After: 1 this Construction
(1) ADDRESS 2750 1/2 unawep USE OF EXISTING BUILDINGS Home
(1) TELEPHONE 434-5989 DESCRIPTION OF WORK & INTENDED USE enclose carport
(2) APPLICANT Jim Jensen TYPE OF HOME PROPOSED:
(2) ADDRESS 2750 1/2 unawep Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE — 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) Permanent Foundation Required: YES NO
or — from center of ROW, whichever is greater
Side 5' from PL, Rear 10' from PL Parking Req'mt 2
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).

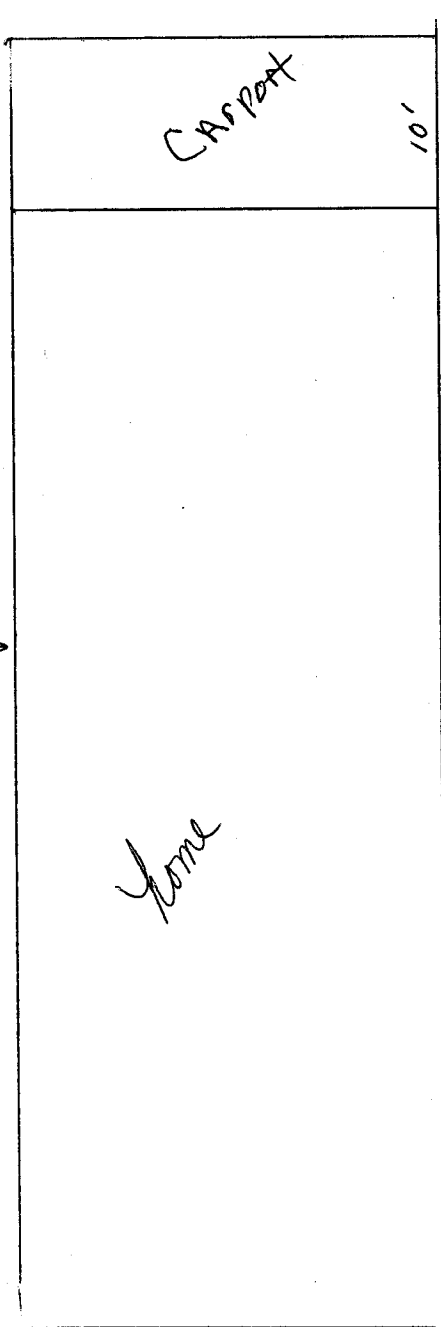
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature A. Jensen Date 5-7-01
Department Approval Gonnie Edwards Date 5-7-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing home</u>
Utility Accounting	<u>KKest</u>	Date	<u>5/7/01</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)

↑ 5' 1" west ↓



Rear yard
+ 30'

ACCEPTED *Romie* 5/7/01
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.

PATIO

FRONT - Unawsep