

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. N/A

ae



Your Bridge to a Better Community

BLDG ADDRESS 1015 Unawep Ave. SQ. FT. OF PROPOSED BLDGS/ADDITION 180
 TAX SCHEDULE NO. 2945-261-20-009 SQ. FT. OF EXISTING BLDGS 2634
 SUBDIVISION Orchard Mesa Heights TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 17 LOT 35-38 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Karen K. Brownlee NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 4 this Construction
 (1) ADDRESS 1015 Unawep Ave. USE OF EXISTING BUILDINGS Home - 2 sheds
Grand Jct Co 81503
 (1) TELEPHONE 970-243-8661 DESCRIPTION OF WORK & INTENDED USE Covered area -
use as shed
 (2) APPLICANT Tara Brownlee TYPE OF HOME PROPOSED:
 (2) ADDRESS 1015 Unawep Ave. _____ Site Built _____ Manufactured Home (UBC)
Grand Jct Co 81503 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-243-8661 _____ 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 _____ TRAFFIC _____ 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 Tara Brownlee Date Aug 16, 2002
 Department Approval Danylen Henderson Date 8-16-02

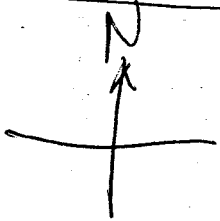
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date	<u>8/16/02</u>	

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)

Chawsep Ave

N.



Palisade St
W

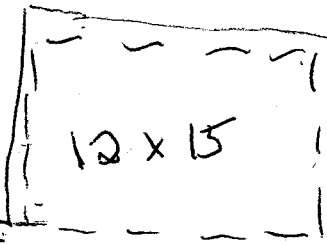
8-16-02

Dayleen Henderson

ACCEPTED
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.

9'-5"
↓

Alley



12 x 15



14'



So. Property
Line