

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 89816



Your Bridge to a Better Community

50553-12546  
 BLDG ADDRESS 2746 Unaweeep Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 576  
 TAX SCHEDULE NO. 2945-243-10-030 SQ. FT. OF EXISTING BLDGS 1,640  
 SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 2,216  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS  
 Before: 1 After: 1 this Construction  
 (1) OWNER Charles T. Blust NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) ADDRESS 2746 Unaweeep Ave  
G.S. 20 81503  
 (1) TELEPHONE 970-241-2609 USE OF EXISTING BUILDINGS Residence  
 (2) APPLICANT Charles T. Blust DESCRIPTION OF WORK & INTENDED USE Screen patio  
New patio  
 (2) ADDRESS 2746 Unaweeep Ave TYPE OF HOME PROPOSED:  
G.S.  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 970-241-2609 \_\_\_\_\_ 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) 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 \_\_\_\_\_ 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).

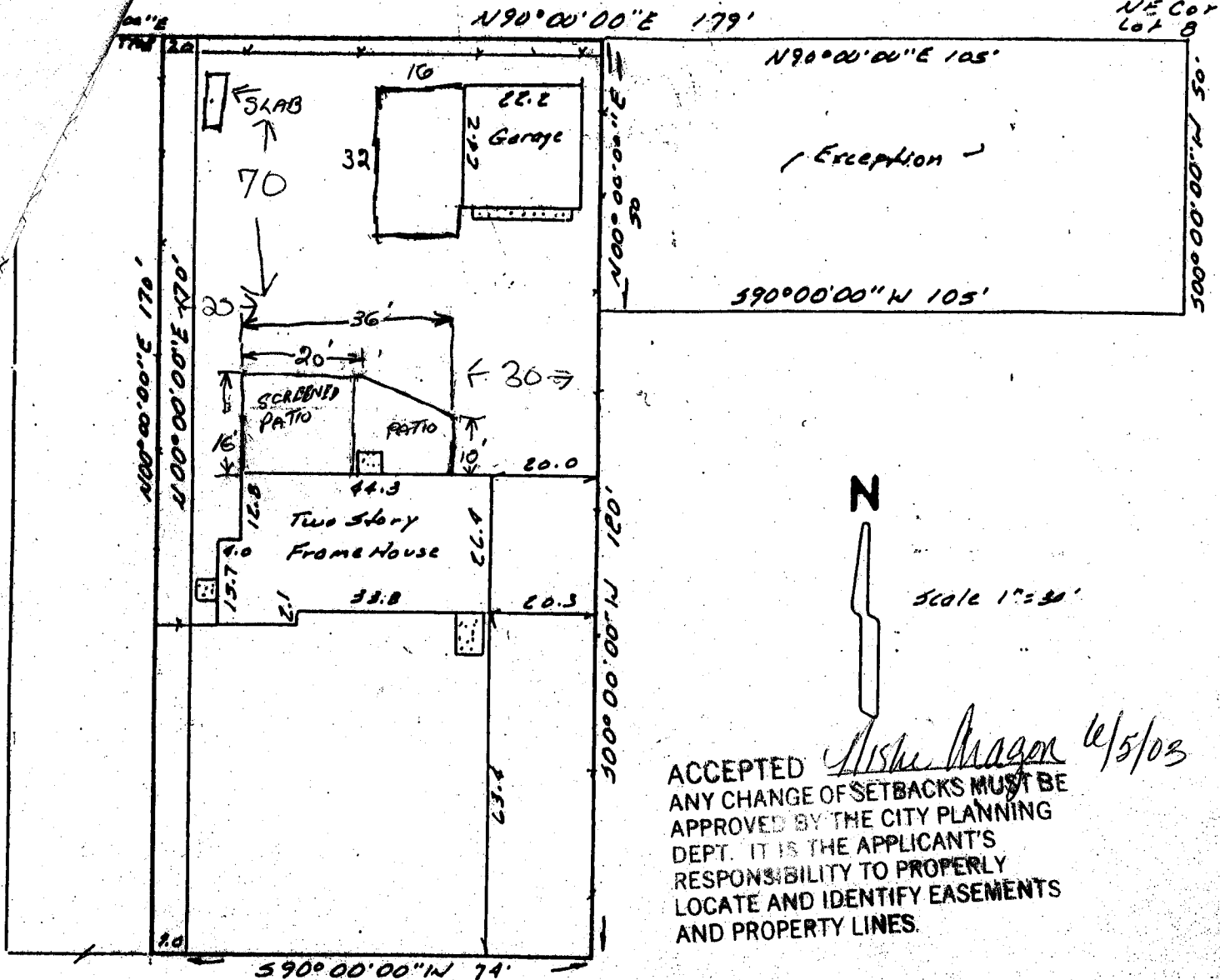
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Charles T. Blust Date 6/5/03  
 Department Approval Alshi Hagon Date 6/5/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Dotter Kanover</u>	Date	<u>6/5/03</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)



Scale 1" = 30'

ACCEPTED *Aisha Mazon* 6/5/03  
 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.

UNAWEEP AVENUE

This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: See Attached  
 Legal Description and Easements of Record provided by Abstract and Title Co of Mesa County Inc. Commitment No. 897194.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for