

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2743 Unawep Ave No. of Existing Bldgs 4 No. Proposed 1
 Parcel No. 2045-252-00-084 Sq. Ft. of Existing Bldgs 1034 Sq. Ft. Proposed 1400
 Subdivision _____ Sq. Ft. of Lot / Parcel .431
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Phillip L + Susan Smith
 Address 2743 Unawep Ave
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Moving Shed

APPLICANT INFORMATION:

Name Phillip L + Susan Smith
 Address 2743 Unawep Ave
 City / State / Zip Grand Jct. CO 81503
 Telephone 970-245-4820

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Moving shed from location to new location

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 20/25' from property line (PL) Permanent Foundation Required: YES _____ NO
 Side 5/3' from PL Rear 10/5' from PL Parking Requirement _____
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

DEC 23 2005
 TB

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).

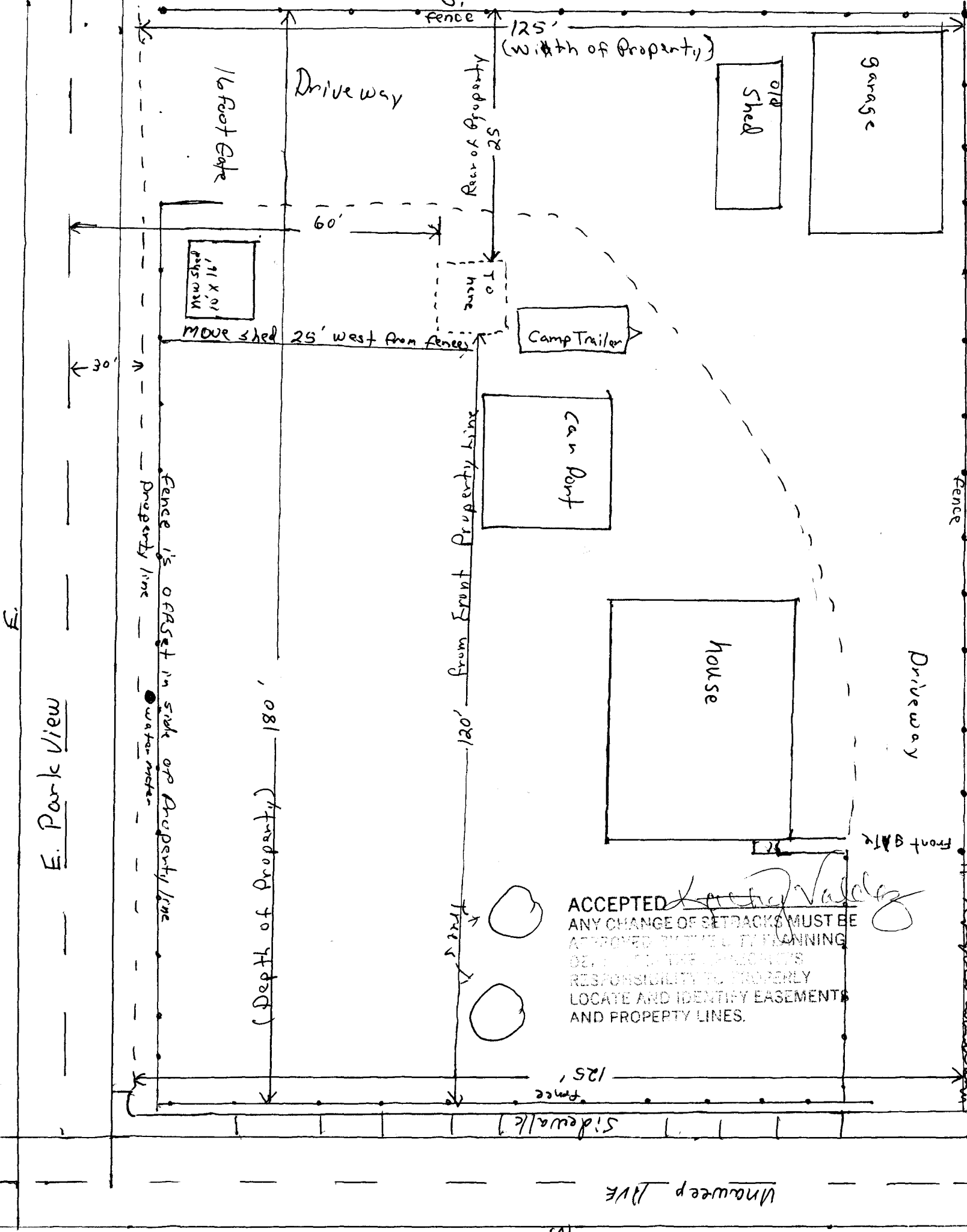
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12/23/05
 Department Approval [Signature] Date 12-23-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.

Utility Accounting [Signature] Date 12/23/05

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Kerby Valdez*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE PLANNING DEPARTMENT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



CODE ENFORCEMENT

VOLUNTARY COMPLIANCE REQUEST

Phillip and Susan Smith
2743 UnawEEP Avenue
Grand Junction, Co. 81503

December 21, 2005

Case #: 05-15805

The property located at: 2743 UnawEEP Ave. Parcel #:2945-252-00-084 has been identified as having the Municipal/Zoning violation described below. Voluntary correction of the violation will eliminate the need for additional enforcement action that includes a Notice of Violation and/or possible penalties from Municipal Court.

Re-inspection for this property is scheduled for on or after January 11, 2006

XXX Violation Section 2.2.C, Planning Clearance Required, of the Grand Junction Zoning and Development Code. Please review the enclosed information. A Planning Clearance is required when a shed is placed on the premises and the shed must meet set-back requirements. Please obtain a planning clearance from the Community Development Department located in City Hall, 250 N. 5th Street. If you have any questions please call 256-4102. Code Enforcement Office hours are: 8 A.M. to 4:30 P.M. Your cooperation is appreciated.

Your City Government is working to maintain a safe, healthy and pleasant community. Your cooperation in eliminating the violation within 10 days is appreciated.


Code Enforcement Officer