

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

93903-12615

Building Address 2706 UNAWEEP AV

Parcel No. 2945-243-00-087

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 5

No. of Existing Bldgs 3 No. Proposed 2

Sq. Ft. of Existing Bldgs 2316 Sq. Ft. Proposed ~~336~~ 1,038 #

Sq. Ft. of Lot / Parcel .525 AC **TOTAL 1,424 #**

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,740 #

Height of Proposed Structure 25' high

**OWNER INFORMATION:**

Name John M. Ray Jr

Address 2706 UNAWEEP AV.

City / State / Zip G.J. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (\*check type below)

Interior Remodel

Addition

Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name John M. Ray Jr

Address 2706 UNAWEEP AV.

City / State / Zip G.J. CO. 81503

Telephone (970) 242-0374

\*TYPE OF HOME PROPOSED:

Site Built  Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify): add on (2 bedrooms - Bigger Kitchen)

NOTES: Make Home 8' wide and A-2-Leave start @ the Back 34'

**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 X NO \_\_\_\_\_

Side 5 from PL Rear 10 from PL Parking Requirement N.C.

Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_

Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
(Engineer's Initials)

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).

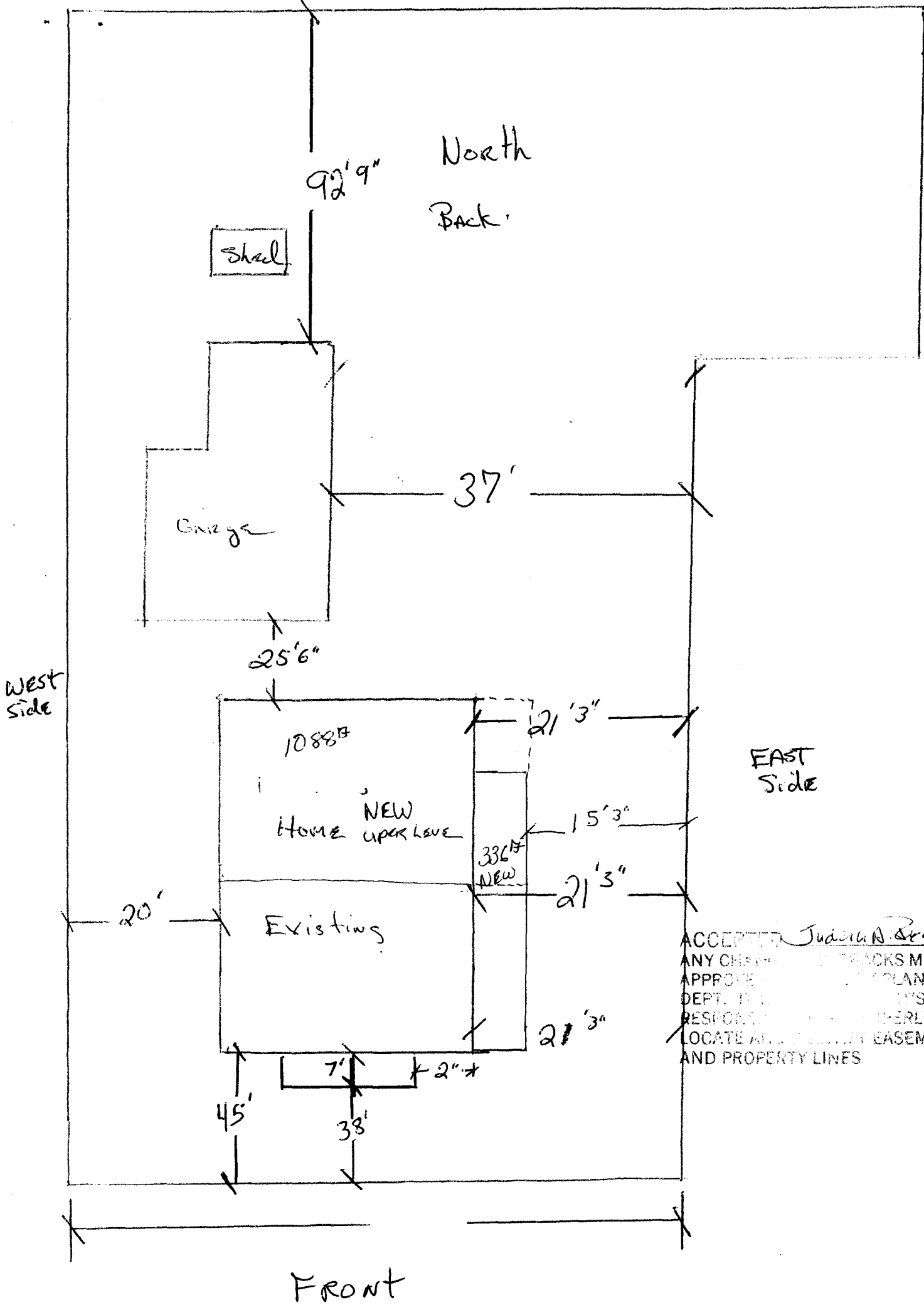
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include, but not necessarily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

Applicant Signature John M. Ray Jr Date 09/27/06

Department Approval Judith A. Fier Date 9/28/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>No Sewer / NO Wtr Charge</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/28/06</u>		

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)



North  
Back

Shed

Garage

West  
Side

EAST  
Side

1088#  
NEW  
Home Upper Level  
336#  
NEW  
EXISTING  
Home Lower Level

ACCEPTED *Judith A. Bra 9/25/66*  
 ANY CHANGES TO TRACKS MUST BE APPROVED BY THE PLANNING DEPT. OF THE CITY OF DENVER. THE RESPONSIBILITY FOR PROPERLY LOCATE AND VERIFY EASEMENTS AND PROPERTY LINES.

Front