

FEE \$	10.00
TCP \$	
SIF \$	

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO.

Building Address 2743 Unaweeep Ave
 Parcel No. 2445-252-00-084
 Subdivision E. Parkview
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 4 No. Proposed 240 sq Ft
 Sq. Ft. of Existing Bldgs 1240 Sq. Ft. Proposed 240
 Sq. Ft. of Lot / Parcel 150 X 180
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Phillip L. Smith
 Address 2743 Unaweeep Ave
 City / State / Zip Grand Jct Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Phillip L. Smith
 Address 2743 Unaweeep Ave
 City / State / Zip Grand Jct Co 81503
 Telephone 245-4820

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>X</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	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 [Signature] Date 04-24-06
 Department Approval [Signature] Date 4-24-06

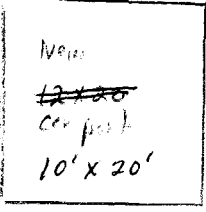
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>Kate Gelsberry</u>	Date <u>4/24/06</u>		

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)

W... ..



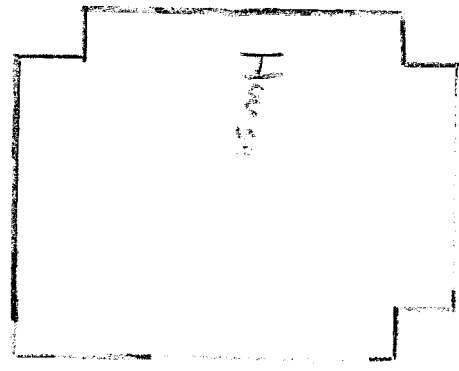
Garage



New
~~12x20~~
car port
10' x 20'

5'-0"
5'-0"

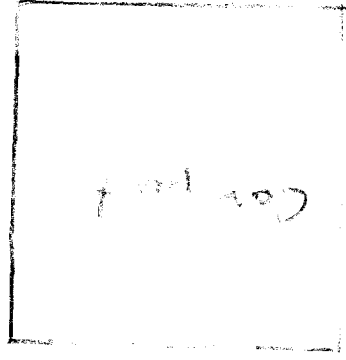
4-24-06 Gaylean Anderson
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



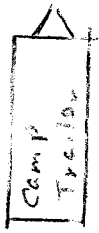
House

Yard

Waverly Av

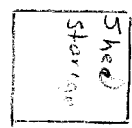


Car port

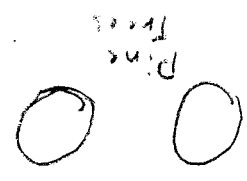


Camp
Trailer

Yard



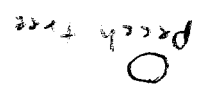
Shed
Storage



Pine
Trees

ACCEPTED W/SLC Change 4/24/06
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DEPARTMENT. THE APPLICANT'S
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AND PROPERTY LINES.

Yard



Peach
Tree

Gate

East Park Lane

East Park Lane

South Property Line

Drive