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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. m

Building Address 2677 Unawcep No. of Existing Bldgs 2 No. Proposed SAME
 Parcel No. 2945-261-00-038 Sq. Ft. of Existing Bldgs 1843 Sq. Ft. Proposed NO CHG
 Subdivision Peekins Sub 1# Add Sq. Ft. of Lot / Parcel 29,417
 Filing _____ Block 2 Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1843
 Height of Proposed Structure 15'

OWNER INFORMATION:

Name JAKKI TRUMBO
 Address 2677 Unawcep 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): _____

APPLICANT INFORMATION:

Name EISENMAN CRIST
 Address P.O. 2144
 City / State / Zip GRAND JUNCTION CO. 81502
 Telephone 242-3471

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 PLANNING STAFF			
ZONE <u>R16</u>	Maximum coverage of lot by structures <u>75</u>		
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5/3</u> from PL Rear <u>10/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>40</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval _____	Special Conditions _____	
(Engineer's Initials)			

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 06/23/09
 Planning Approval C McKee Date 6/23/09

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

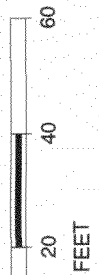
2677 Unaweep Avenue

148' front setback



ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

SCALE 1 : 394



13' to REAR setback

70' side setback

59' side setback

