

FEE \$ 10⁰⁰
 TCP \$ 190
 SIF \$ 2,554

PLANNING CLEARANCE

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

BLDG PERMIT NO. _____

3 zoning approval required for final CO

Building Address 2722 Unaweep Ave

No. of Existing Bldgs 2 No. Proposed 1

Parcel No. 2945-243-00-118

Sq. Ft. of Existing Bldgs 1213 Sq. Ft. Proposed 1213

Subdivision _____

Sq. Ft. of Lot / Parcel 1249

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Reil Trust

DESCRIPTION OF WORK & INTENDED USE:

Address 2535 Fall view circle

New Single Family Home (*check type below)

City / State / Zip Grand Jct CO 81505

Interior Remodel Addition

Other (please specify): attach two buildings to be a duplex

APPLICANT INFORMATION:

Name monument custom building

***TYPE OF HOME PROPOSED:**

Address 2452 chamomile dr

Site Built Manufactured Home (UBC)

City / State / Zip Grand Jct CO 81501

Manufactured Home (HUD)

Telephone 970 250 2009

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 PLANNING STAFF

ZONE R-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20 from property line (PL)

Permanent Foundation Required: YES NO

Side 5 from PL Rear 10 from PL

Floodplain Certificate Required: YES NO

Maximum Height of Structure(s) 35

Parking Requirement

Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

Special Conditions 3 zoning approval required for final CO.

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 4-19-09

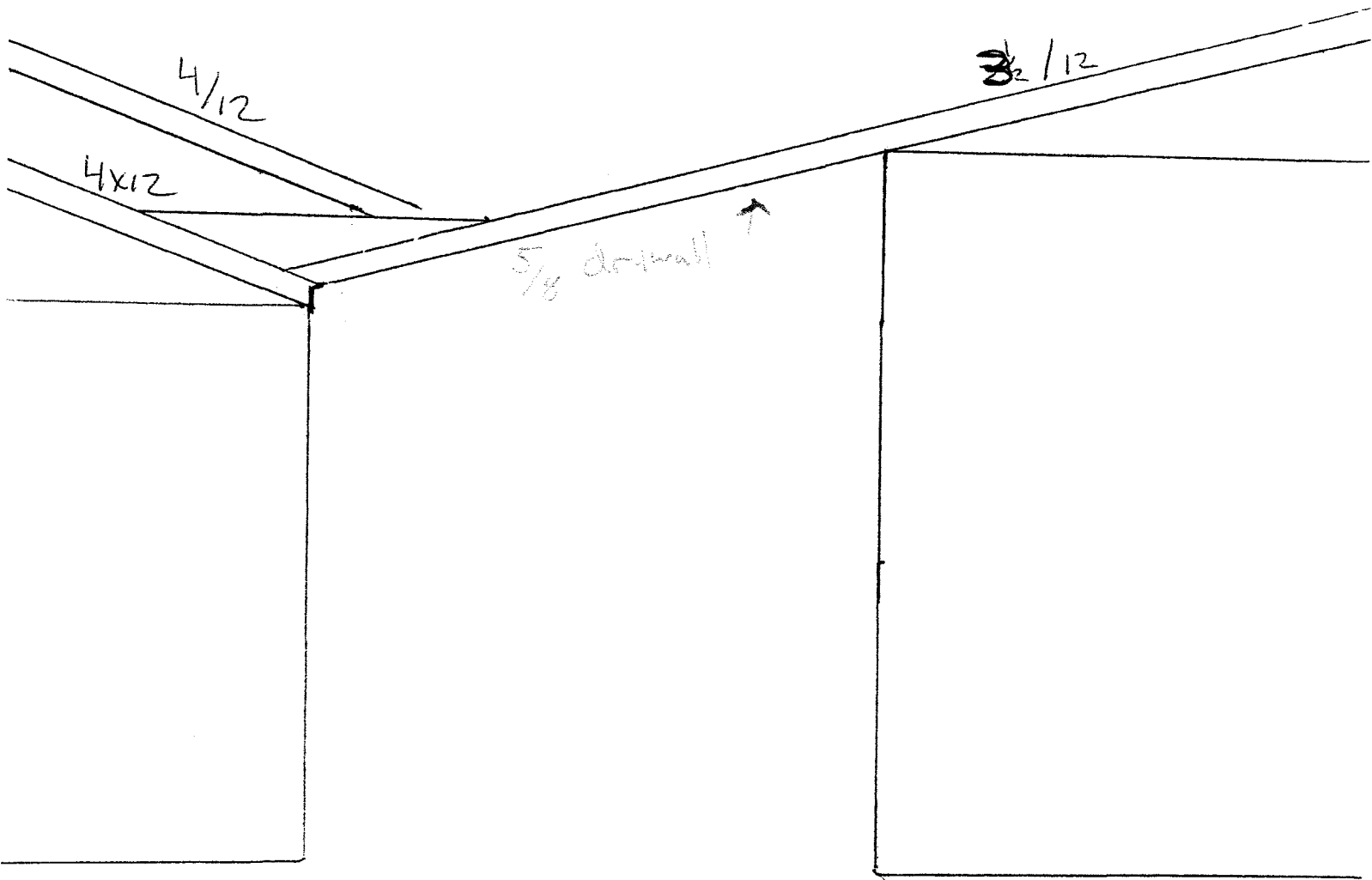
Planning Approval [Signature] Date 4/20/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21397

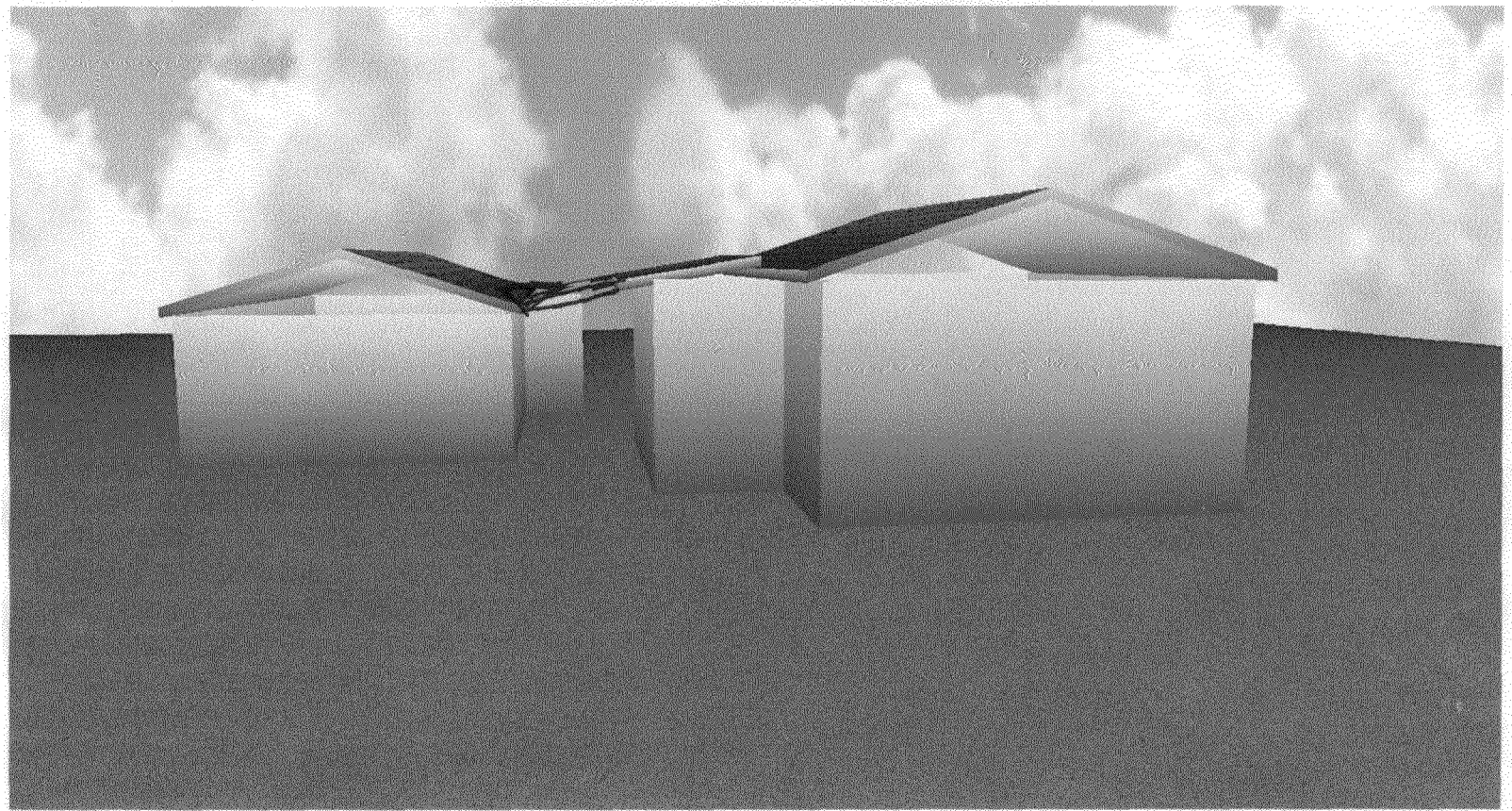
Utility Accounting [Signature] Date 4/24/09

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

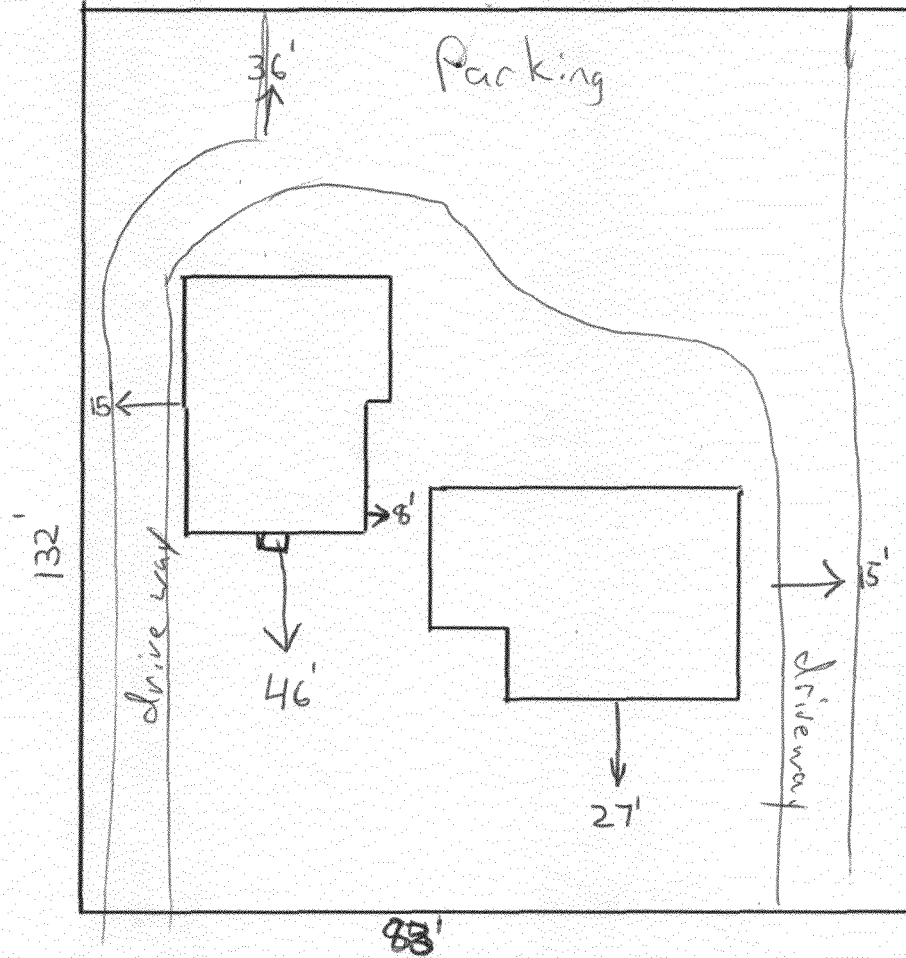
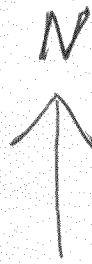
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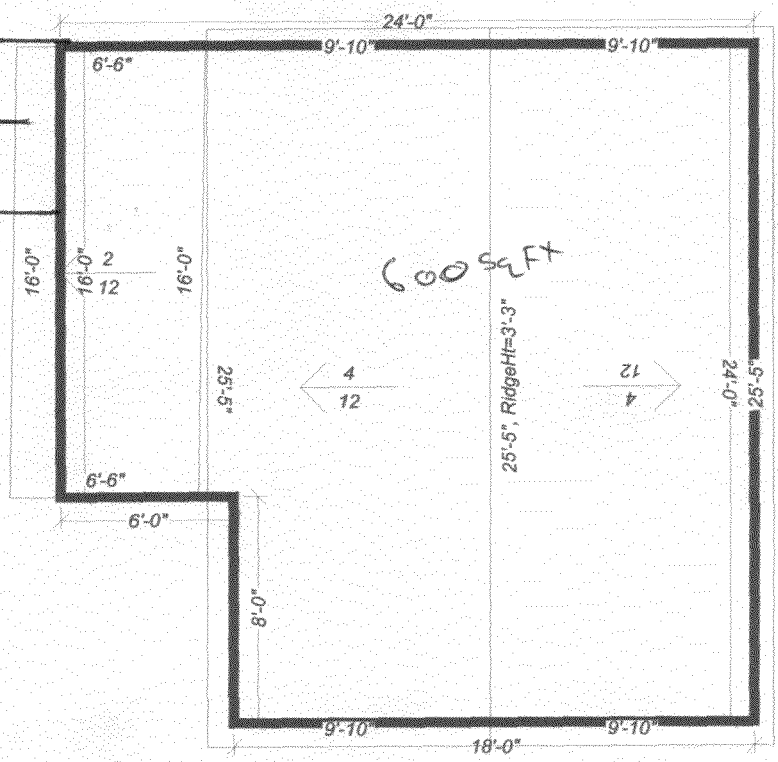
Plot Plan
2722 Unaweep ave





2722 Unawep

ACCEPTED *Wendy Spurr*
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.



2732 Inawweep Ave

