

DATE SUBMITTED: 9-25-91

PERMIT NO. 39879

FEE \$ 500

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 1320 CHIPETA AVE SQ. FT. OF BLDG: EXISTING 1200
ADDITION 400

SUBDIVISION: LINCOLN BANK ADDITION SQ. FT. OF LOT: 7,800

FILING NO. 1 BLK NO. 2 LOT NO. 28, 29, NO. OF FAMILY UNITS: 1
1/2 OF 30

TAX SCHEDULE NO: 2945-132-07-009 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER: CHANG & PATTERSON USE OF EXISTING BUILDINGS: RESIDENTIAL

ADDRESS: 1320 CHIPETA

TELEPHONE: 245-8693 DESCRIPTION OF WORK AND INTENDED USE: BED-BATH ADDITION - RESIDENTIAL

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-5 FLOODPLAIN: YES NO

SETBACKS: FRONT 20' GEOLOGIC HAZARD: YES NO

SIDE 5' REAR 25' CENSUS TRACT: 7 TRAFFIC ZONE: 38

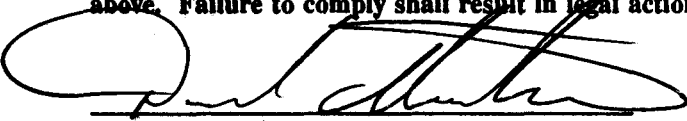
MAXIMUM HEIGHT 32' PARKING REQ'MT _____

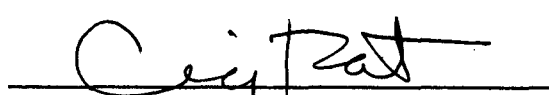
LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.


Department Approval
9-25-91
Date Approved


Applicant Signature
9/24/91
Date

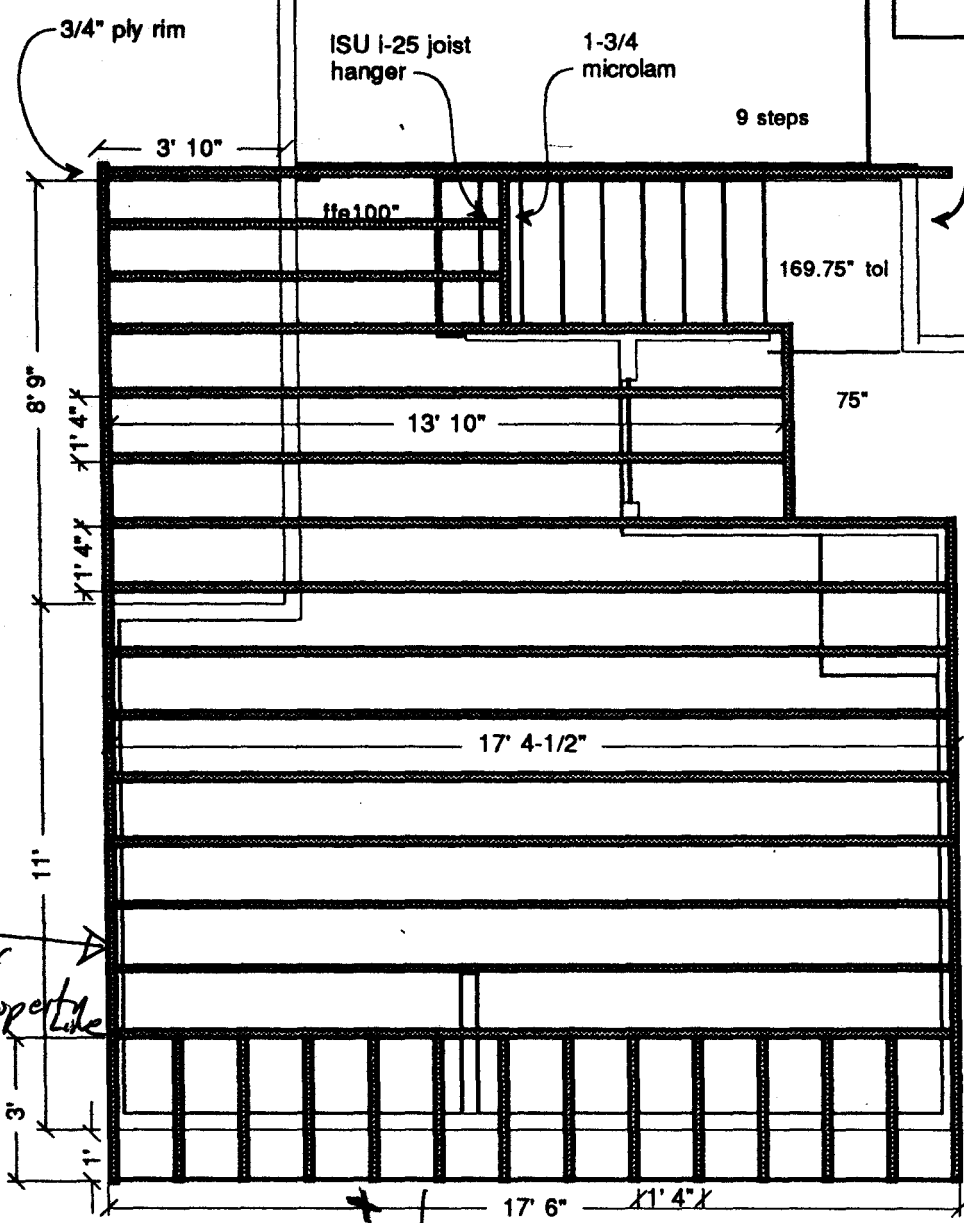
Chipeta Avenue

370.528 ft²

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

9-25-91

ROBERTS RESIDENCE BED/BATH ADDITION



close6t wall to be removed for landing

master dresser

floor joist 11-7/8" TJI @ 16" O.C.

EXISTING DOWNSTAIRS PLAN FLOOR JOIST PLAN

8' to property line

25' A