

DATE SUBMITTED Aug 12, 1993

BUILDING PERMIT NO. 46069  
FEE \$ PAID

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 121 Chipeta Ave.  
SUBDIVISION Grand Junction, City of  
FILING \_\_\_\_\_ BLK 56 LOT 5 & 6  
TAX SCHEDULE NO. 2945-142-36-004  
OWNER Ted Munkres  
ADDRESS 121 Chipeta  
TELEPHONE 243-0929

SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
SQ. FT. OF EXISTING BLDG(S) 875 Sq. Ft.  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 1

DESCRIPTION OF WORK AND INTENDED USE:  
Interior remodel to business office

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE C-2  
SETBACKS: Front \_\_\_\_\_ from property line or 25' from center of ROW, whichever is greater  
Side 0' from property line  
Rear 0' from property line  
Maximum Height 40'  
Maximum coverage of lot by structures \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_  
CENSUS TRACT 3 TRAFFIC ZONE 35  
PARKING REQ'MT 3 Spaces (existing)  
SPECIAL CONDITIONS: \_\_\_\_\_  
SEE FILE # 99-93

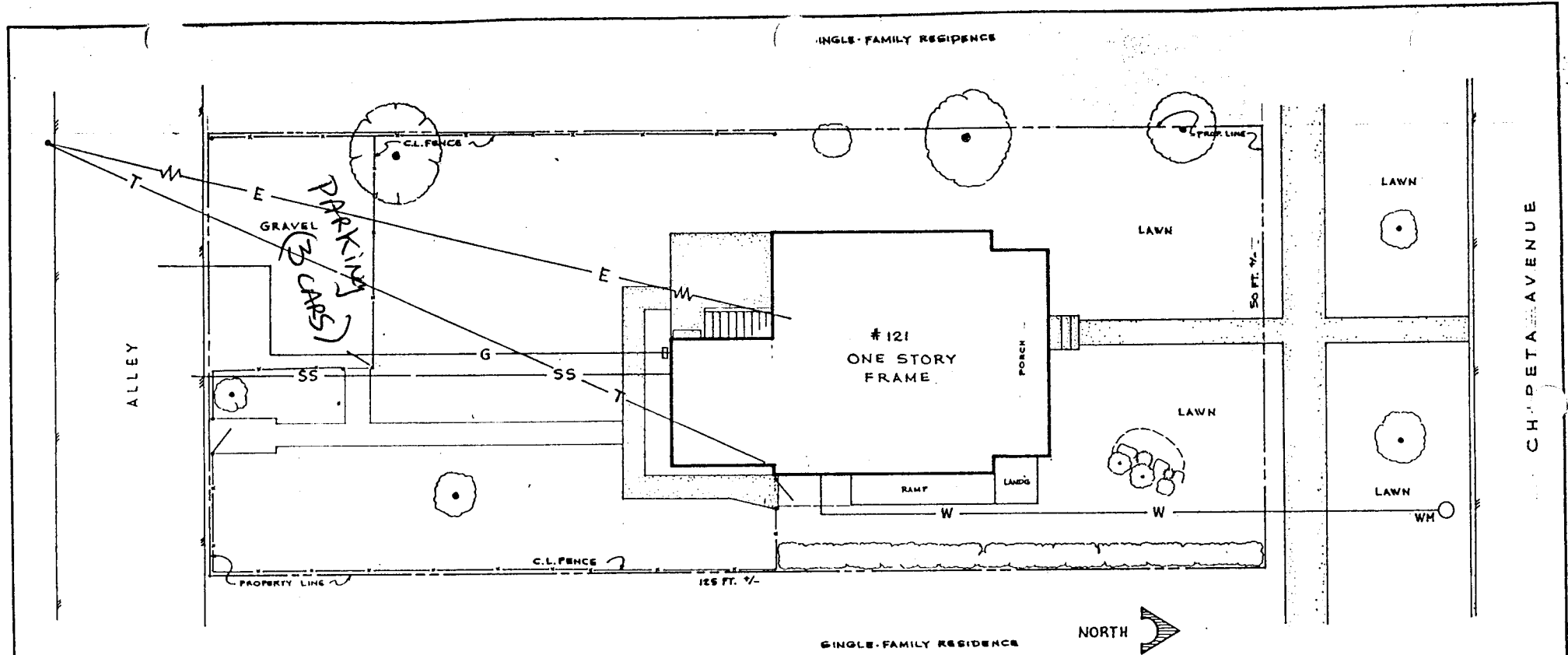
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

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

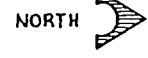
Department Approval [Signature] Applicant Signature Ted Munkres  
Date Approved 8-18-93 Date 8-19-93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)



SINGLE-FAMILY RESIDENCE

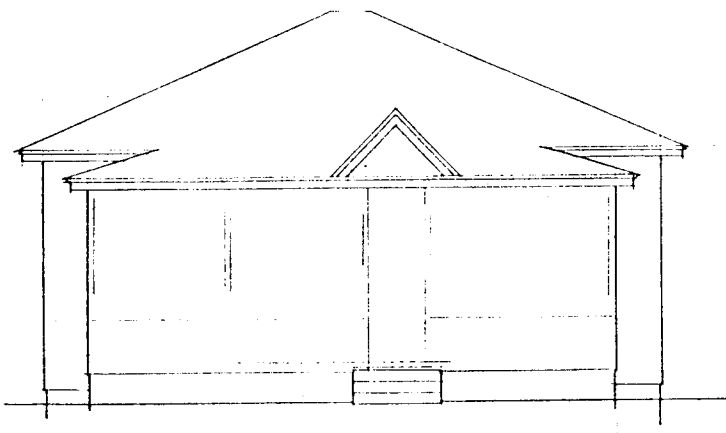


**SITE PLAN**  
SCALE 1/8" = 1'-0"

Original  
Do NOT Remove  
From Office

#919 93

*RT* 8-18-93



*Free style*  
design and building  
Ted W. Munkree, Builder  
121 Chipeta Avenue  
Grand Junction, CO 81501  
303-243-0929

121 CHIPETA AVE. GRAND JUNCTION, COLORADO		
SCALE: AS NOTED	APPROVED BY	DRAWN BY: RT
DATE: 12 AUG 93		
<b>SITE PLAN &amp; ELEVATION</b>		
		DRAWING NUMBER