

DATE SUBMITTED 10-8-93

BUILDING PERMIT NO. 47109?

FEE \$ 500

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

BLDG ADDRESS 603 Chipeta

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 900 (3 levels)

SUBDIVISION _____

SQ. FT. OF EXISTING BLDG(S) 1100

FILING _____ BLK _____ LOT _____

TAX SCHEDULE NO. 2945-142-31-001

NO. OF FAMILY UNITS 1

OWNER Gary Studer

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 2

ADDRESS 603 Chipeta

DESCRIPTION OF WORK AND INTENDED USE:
Larger Living Room
Master bedroom, utility room, basement

TELEPHONE 243-7954 / 243-2722
 nm wk

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

ZONE RMF-6A

DESIGNATED FLOODPLAIN: YES _____ NO _____

SETBACKS: Front 20 from property line or 5 from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES _____ NO _____

Side 10' from property line

CENSUS TRACT _____ TRAFFIC ZONE _____

Rear 20' from property line

PARKING REQ'MT 2

Maximum Height 36

SPECIAL CONDITIONS: NEEDS AN Administrative

Maximum coverage of lot by structures 60%

VARIANCE for FRONT YARD SETBACK ON A
side street from 20' to 13'

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 _____

Applicant Signature Gary Studer

Date Approved _____

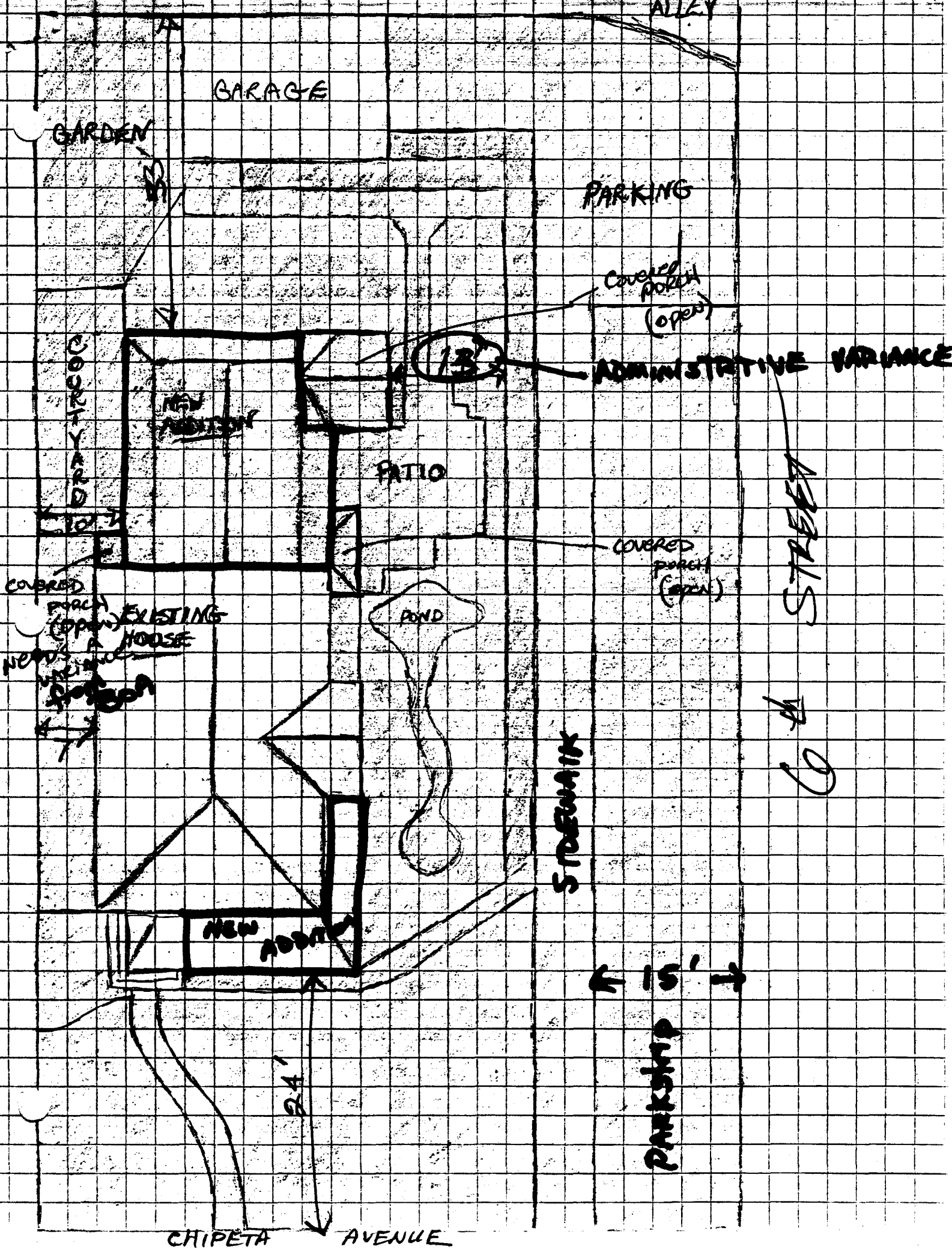
Date _____

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



CHIPETA AVENUE

PARKING 15'

STREETS

ADMINISTRATIVE VARIANCE

SIDEWALK

GARAGE

GARDEN

PARKING

Covered PORCH (OPEN)

13

RATIO

POND

COVERED PORCH (OPEN)
EXISTING HOUSE
NEEDS A VARIANCE

DRAINAGE

NEW ADDRESS

ALLEY

24'

15'

