

FEES \$ 10.00
TCP \$ —

BLDG PERMIT NO. 56235

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

✓ 5

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 730 Chipeta TAX SCHEDULE NO. 2945-141-26-011
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING — BLK 49 LOT 24,25 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Phyllis Norris NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 735 Chipeta
 (1) TELEPHONE — NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT MTH Corp USE OF EXISTING BLDGS home
 (2) ADDRESS 135 4th Ave DESCRIPTION OF WORK AND INTENDED USE: —
 (2) TELEPHONE 2442988 bath remodel, new deck/porch

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RMF-64 Maximum coverage of lot by structures —
 SETBACKS: Front 25' from property line (PL) Parking Req'mt —
 or 45' from center of ROW, whichever is greater Special Conditions —
 Side 10' from PL Rear 20' from PL
 Maximum Height —
 CENSUS TRACT 2 TRAFFIC ZONE 36

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development 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 by the Building Department (Section 305, Uniform Building Code).

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 5-24-96
 Department Approval Ronnie Edwards Date 5/24-96

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A - no change in S/F use
 Utility Accounting Mellie Joubert Date 5-24-96

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

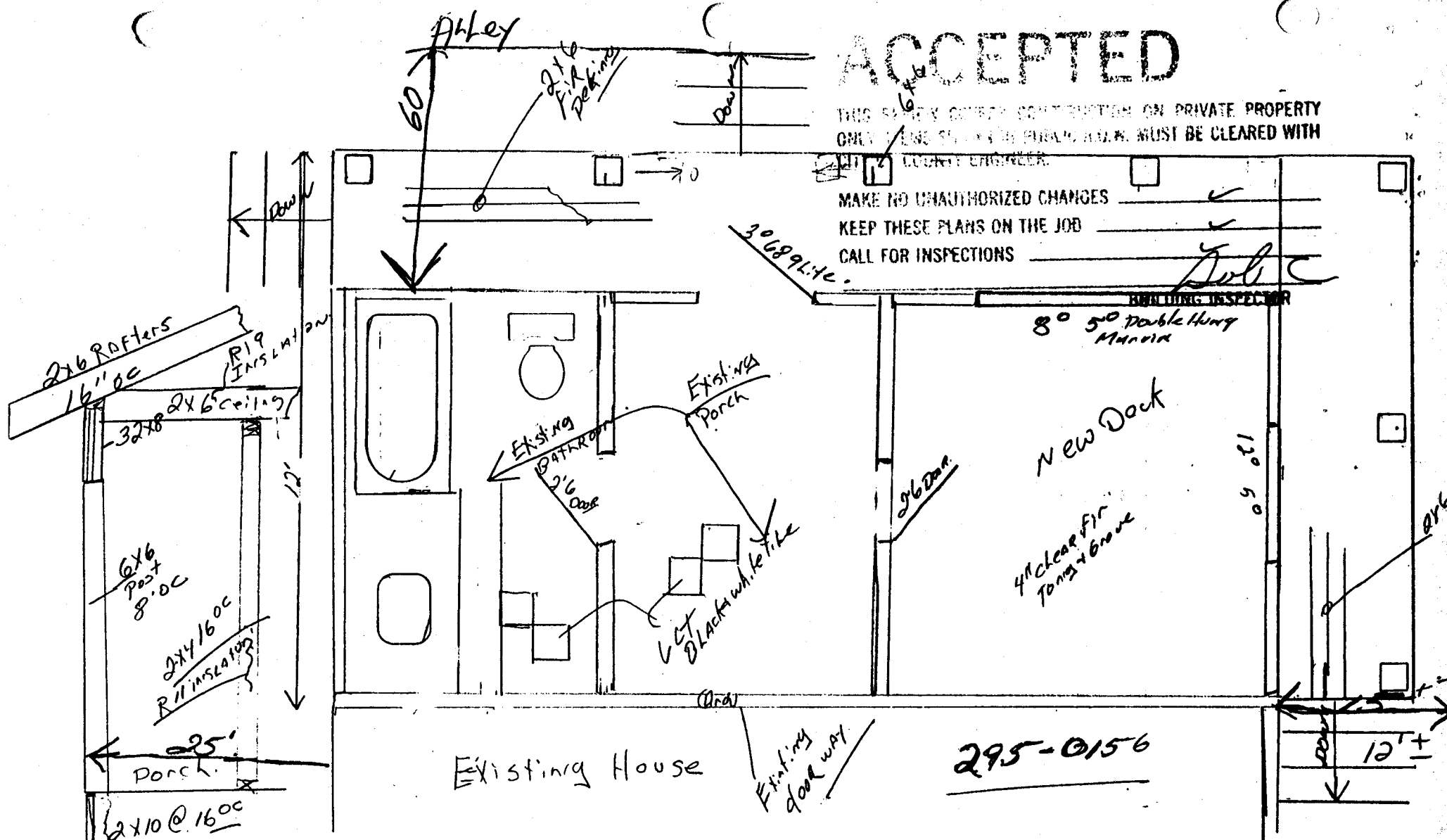
ACCEPTED

THIS SAFETY CHECK CONTRIBUTION ON PRIVATE PROPERTY ONLY. THIS CHECK IS NOT A PUBLIC HEALTH. MUST BE CLEARED WITH CITY ENGINEER.

MAKE NO UNAUTHORIZED CHANGES
KEEP THESE PLANS ON THE JOB
CALL FOR INSPECTIONS

BUILDING INSPECTOR

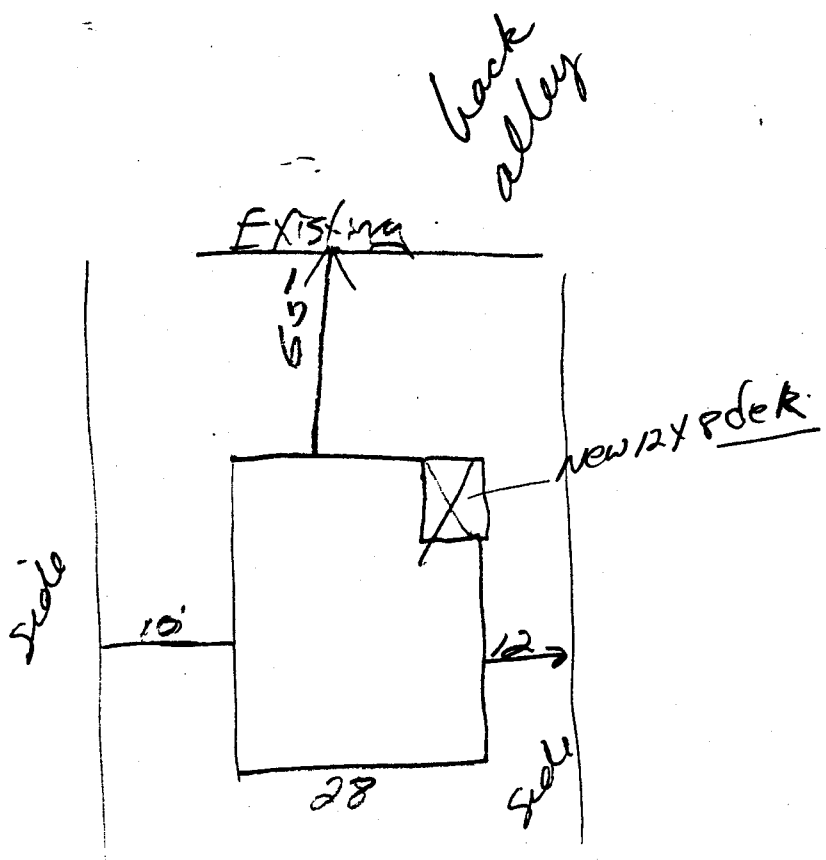
John C



Need code approved railing on Deck if surface is over 30" Above Grade.

730 Chipeta

Job Address 730 Chipeta
MTHCOMP.
735 4th Ave
Grand Jct. Colo
81501-244-2988



front

730 Chipata