

FEE \$ 10.00

BLDG PERMIT NO. 50653

PLANNING CLEARANCE

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

2005-0870-10-2 THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 516 CHIPETA TAX SCHEDULE NO. 2945-142-29-418
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 124
 FILING _____ BLK 51 LOT 29130 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Kim F. Kerstetter NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 516 Chipeta NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 243-1864 USE OF EXISTING BLDGS house & garage
 (2) APPLICANT Kim F Kerstetter DESCRIPTION OF WORK AND INTENDED USE: putting
 (2) ADDRESS 516 Chipeta a porch on rear personal use
 (2) TELEPHONE 243-1864 FAMILY

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 60%
 SETBACKS: Front 20' from property line (PL) or from center of ROW, whichever is greater Parking Req'mt _____
 Side 10' from PL Rear _____ from PL Special Conditions _____
 Maximum Height 36' CENSUS TRACT 3 TRAFFIC ZONE 35

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 12-5-94
 Department Approval [Signature] Date 12-5-94

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. N/A - no change in use
 Utility Accounting Millie Fowler Date 12-5-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PROP.
LINE

PROP.
LINE

House

NEW
PORCH

Kim F. Kerstetter
516 Chipeta Ave.
Grand Junction, Co
81501

ACCEPTED MR 12-5-94
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

18'

13'6"

27'6"

~~20'6"~~

4'6"

14'8"

SIDEWALK

CHIPETA AVE.

