

FEE \$	10 <sup>00</sup>
TCP \$	0

BLDG PERMIT NO. 52353

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



2006-1067-01-1

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>1810 Chipota</u>	TAX SCHEDULE NO. <u>2945-132-02-003</u>
SUBDIVISION <u>Greenwood</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1491</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S) <u>None</u>
(1) OWNER <u>Booker Builders</u>	NO. OF DWELLING UNITS
(1) ADDRESS <u>316 Cedar St</u>	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>242-2212</u>	NO. OF BLDGS ON PARCEL
(2) APPLICANT _____	BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(2) ADDRESS <u>Same</u>	USE OF EXISTING BLDGS <u>Single Family Res.</u>
(2) TELEPHONE _____	DESCRIPTION OF WORK AND INTENDED USE: <u>Single Family Res.</u>

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 <u>RSF-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Parking Req'mt _____
or <u>45'</u> from center of ROW, whichever is greater	Special Conditions _____
Side <u>5'</u> from PL Rear <u>15'</u> from PL	_____
Maximum Height _____	CENS.T. <u>7</u> T.ZONE <u>38</u> ANNEX# _____

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 <u>[Signature]</u>	Date <u>6-7-95</u>
Department Approval <u>[Signature]</u>	Date <u>6-7-95</u>

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. 3/F - W08033 pd 12-28-94

Utility Accounting <u>Millie Jorule</u>	Date <u>6-7-95</u>
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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)



# TRUS JOIST CORPORATION

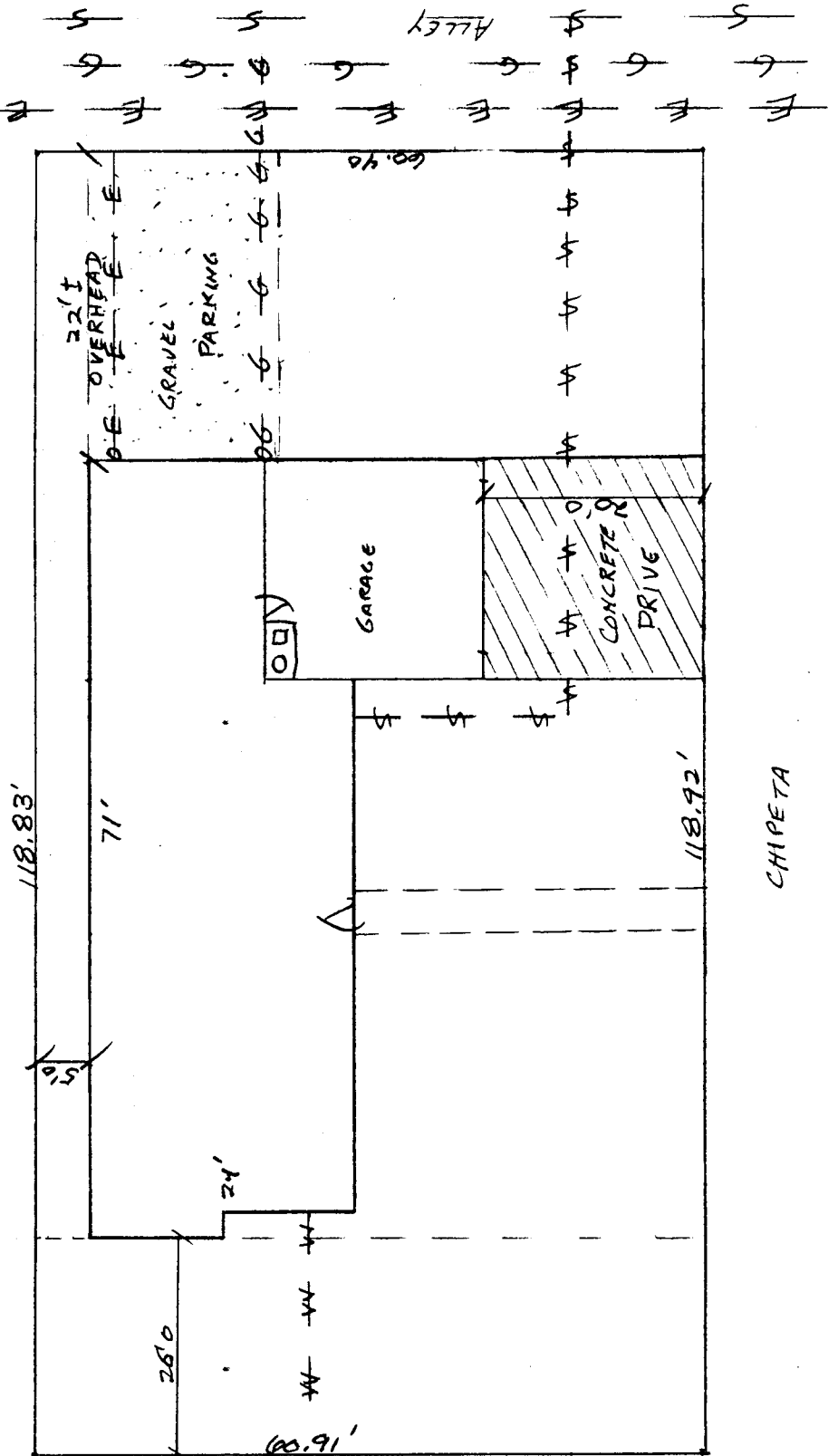
a division of TJ International

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303/945-5763

David Sack  
Technical Representative

OVERHEAD ELECTRIC,  
Telephone & Cable TV

*Ronnie 6/7/95*  
ACCEPTED  
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.



JOHN NAME: STEVE & LISA COOK RESIDENCE JOB # SITE PLAN  
 LOCATION: 1810 CHIPETA AVE. SHEET \_\_\_\_\_ OF \_\_\_\_\_  
 SALESMAN: BOOKLEIF BUILDERS BY R. COOK DATE: 5-30-95

1/8" = 2'0"