

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 55822

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 202 CHIPETA TAX SCHEDULE NO. 2945-142-26-
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 216 #
 FILING — BLK 54 LOT 31, 32 SQ. FT. OF EXISTING BLDG(S) 3000 #
 (1) OWNER STEVEN + JULIE LEE NO. OF DWELLING UNITS
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (1) ADDRESS 202 CHIPETA AVE.
 (1) TELEPHONE 245-3343 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 4 THIS CONSTRUCTION
 (2) APPLICANT — USE OF EXISTING BLDGS Residence dwellings
 (2) ADDRESS — DESCRIPTION OF WORK AND INTENDED USE: 12x18
 (2) TELEPHONE — Storage /

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 30' from property line (PL) Parking Req'mt —
 or 45' from center of ROW, whichever is greater
 Side 3' from PL Rear 3' from PL Special Conditions —
to each
 Maximum Height — CENS.T. 1 T.ZONE 42 ANN# —

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 Steven R Lee Date 4-17-96
 Department Approval Ronnie Edwards Date 4-17-96

Additional water and/or sewer tap fee(s) are required: YES — NO W/O No. 2006-0170-03-0

Utility Accounting — Date 4-17-96

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

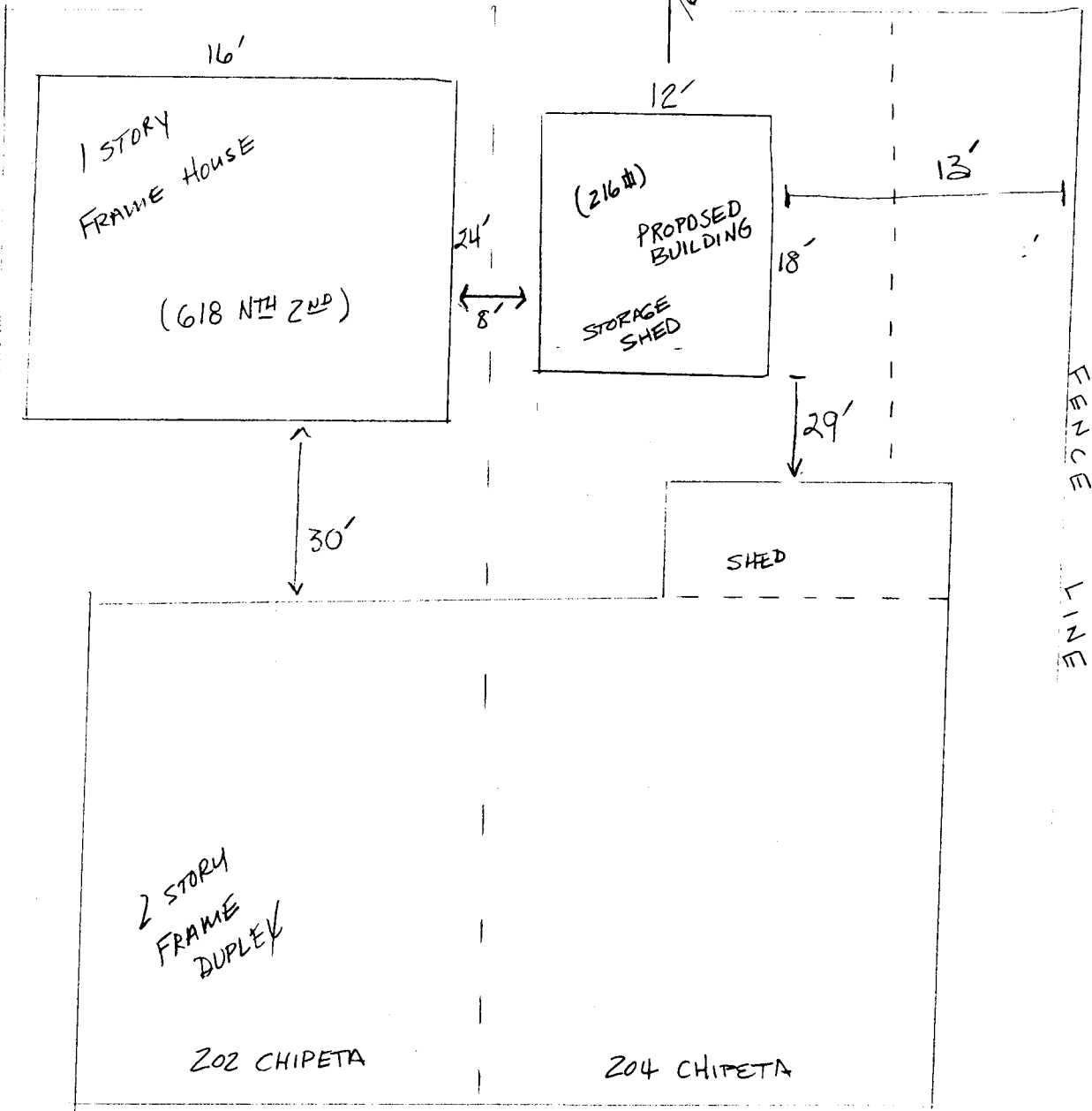
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

202 CHIPETA
SITE FOR STORAGE
SHED

LOT
32

ALLEY WAY

LOT
31



NTH 2ND

ACCEPTED *Ronni 4/17/96*
 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.

CHIPETA AVENUE