FEE $ _10_

TCP $ _—_

BLDG PERMIT NO. _57923_

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

_2005 - 0470 - 18 - 4_

☞ **THIS SECTION TO BE COMPLETED BY APPLICANT** ☜

BLDG ADDRESS _1110 Chipeta_   TAX SCHEDULE NO. _2945-141-30-011_

SUBDIVISION _—_   SQ. FT. OF PROPOSED BLDG(S)/ADDITION _20 x 28_

FILING _—_ BLK _45_ LOT _12 of 31 & 32_ SQ. FT. OF EXISTING BLDG(S) _26 x 38_

(1) OWNER _KENNETH D. GRAYBILL_ NO. OF DWELLING UNITS _1_
BEFORE: _1_ AFTER: _1_ THIS CONSTRUCTION

(1) ADDRESS _P.O. Box 1346_ _80034_
WHEAT RIDGE, Colo NO. OF BLDGS ON PARCEL

(1) TELEPHONE _303 425-6730_ BEFORE: _1_ AFTER: _2_ THIS CONSTRUCTION

(2) APPLICANT _Same_   USE OF EXISTING BLDGS _home_

(2) ADDRESS _Same_   DESCRIPTION OF WORK AND INTENDED USE: ___

(2) TELEPHONE _Same_   _new detached garage_

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 _RSF-8_   Maximum coverage of lot by structures _45%_

SETBACKS: Front _20'_ from property line (PL)   Parking Req'mt ___
or ___ from center of ROW, whichever is greater

Side _3'_ from PL Rear _3'_ from PL   Special Conditions ___

Maximum Height _32' to eave_   ___
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 _Kenneth Graybill_   Date _10-16-96_

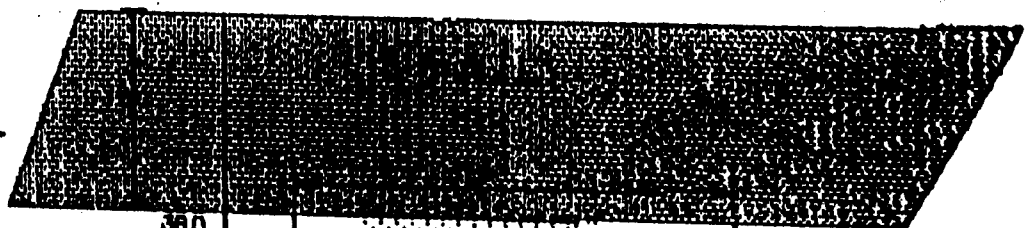Department Approval _Ronnie Edwards_   Date _10-16-96_

Additional water and/or sewer tap fee(s) are required: YES ___ NO _X_ W/O No. ___

Utility Accounting _Nancy Shafer_   Date _10/16/96_

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)*

← ALLEY →

↑
N

360

10'

20'

CONCRETE

to eaves

3'

GARAGE

28'

20'

125'

TRAVEL TRAILER

27'

8'

STG. (PORTABLE)

12'

8'

125'
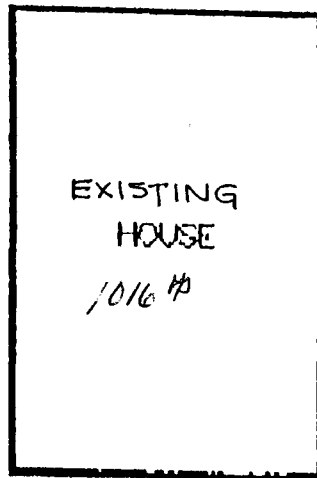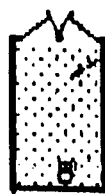
OWNER:

KEN GRAYBILL
1110 CHIPETA AVE.
GRAND JUNCTION, 81501

CONTRACTOR:

CUI · CONSTRUCTION UNLIMITED
2682 DEL MAR DRIVE
GRAND JUNCTION, CO 81506
(970) 242-8233
LIC. #2960370

560 ф NEW GARAGE

EXISTING
HOUSE
1016 ᵗᴾ

35.5

26.4'

37.5'

ACCEPTED _____ 10/16/96

468 ᵗᴾ