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BLDG PERMIT NO. 58029

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

2006-1300-03-2 Grand Junction Community Development Department ✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2122 Chipeta TAX SCHEDULE NO. 2945-131-19-024
 SUBDIVISION Park Terrace SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900
 FILING — BLK B LOT 13 SQ. FT. OF EXISTING BLDG(S) 1200
 (1) OWNER Gary, Pamela Spett NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2122 Chipeta
 (1) TELEPHONE 245-4242 242-5592 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT 241-3651 (Sheri) USE OF EXISTING BLDGS home
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ add on to home - build 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 2
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
Garage 3' Maximum Height 32' 3'
 CENSUS TRACT 7 TRAFFIC ZONE 38

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 Pamela Spett Date 10/29/96
 Department Approval Marcia Rabideaux Date 10-29-96

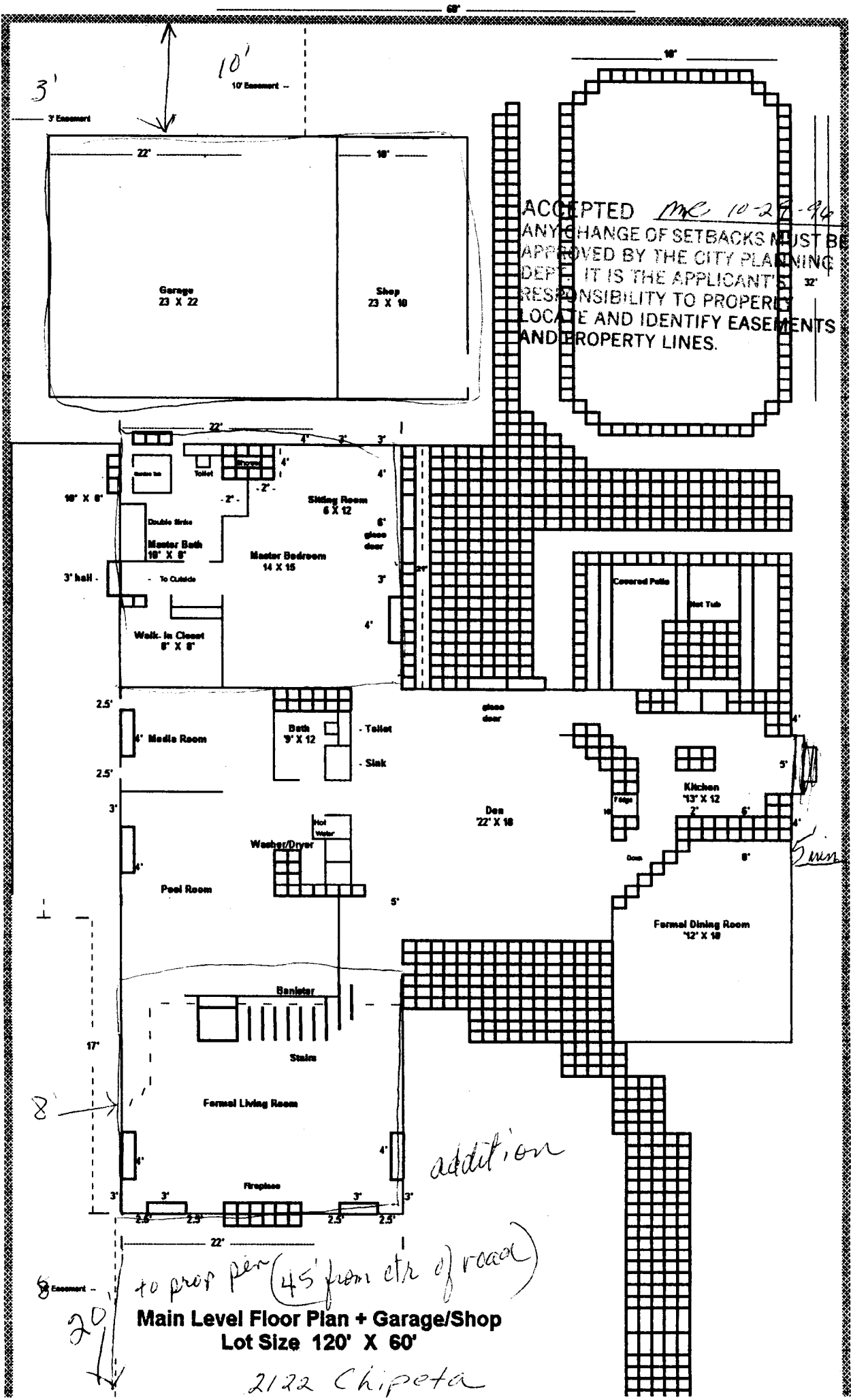
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No Change in use J/F

Utility Accounting Marshall Cole Date 10/28/96

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)

3' to
eave
closest



ACCEPTED MC 10-27-96
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.

8' Easement -
20'
to prop per (45' from ctr of road)

Main Level Floor Plan + Garage/Shop
Lot Size 120' X 60'

2122 Chipeta

addition