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BLDG PERMIT NO. N/A

2006-0190-21-0

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 134 Chipeta TAX SCHEDULE NO. 2945-142-25-009  
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 8x7 roof  
 FILING — BLK 55 LOT 15,16 SQ. FT. OF EXISTING BLDG(S) 782 #  
 (1) OWNER Chris & Cassie States NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 134 Chipeta Ave  
 (1) TELEPHONE 242-4768 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT — USE OF EXISTING BLDGS home  
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: —  
 (2) TELEPHONE — roof for open dog kennel

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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 20' 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 —  
accessory Maximum height to eave  
 CENSUS 3 TRAFFIC 35 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).

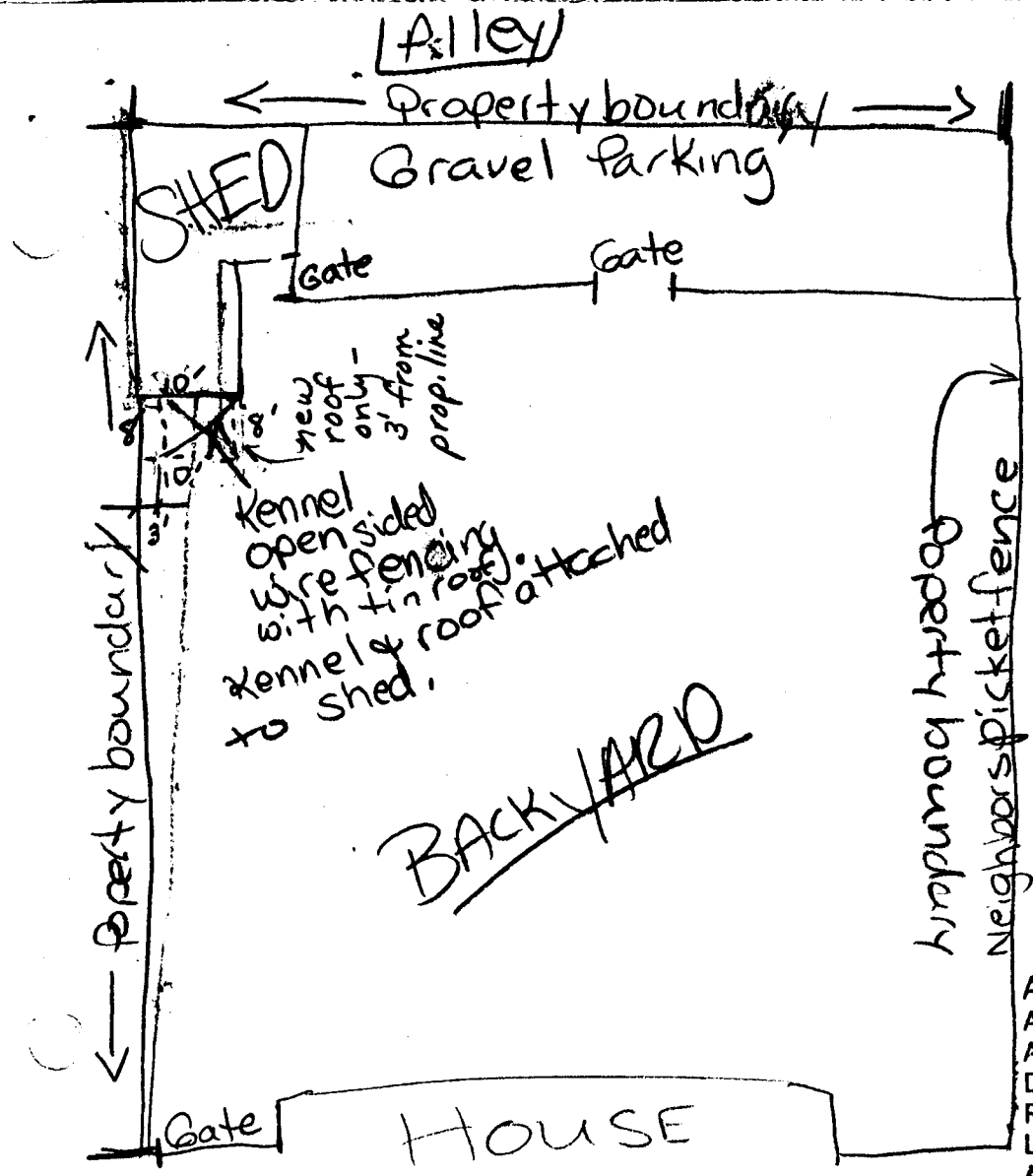
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Cassie S. States Date 6/9/97  
 Department Approval Ronnie Edwards Date 6-9-97

Additional water and/or sewer tap fee(s) are required: YES — NO  W/O No. —  
 Utility Accounting at Mendocino Date 6-9-97

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)



ACCEPTED Ronnie 6/9/97  
 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.

134 Chipeta