

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 61743

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 244 CHIPETA AVE TAX SCHEDULE NO. 2945-142-26-014
 SUBDIVISION City of G J. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 460
 FILING BLK 54 LOT 21982 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER MEINDERT + LISA LAMBERT NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 244 CHIPETA AVE NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 256-0057 USE OF EXISTING BLDGS Home
 (2) APPLICANT LEIGH SIDING DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 712 36310 RD 15X30 Room Addition
 (2) TELEPHONE 464-7925

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 60%
 SETBACKS: Front 20 from property line (PL) Parking Req'mt 2
 or 45 from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 20' from PL
 Maximum Height 36' 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).

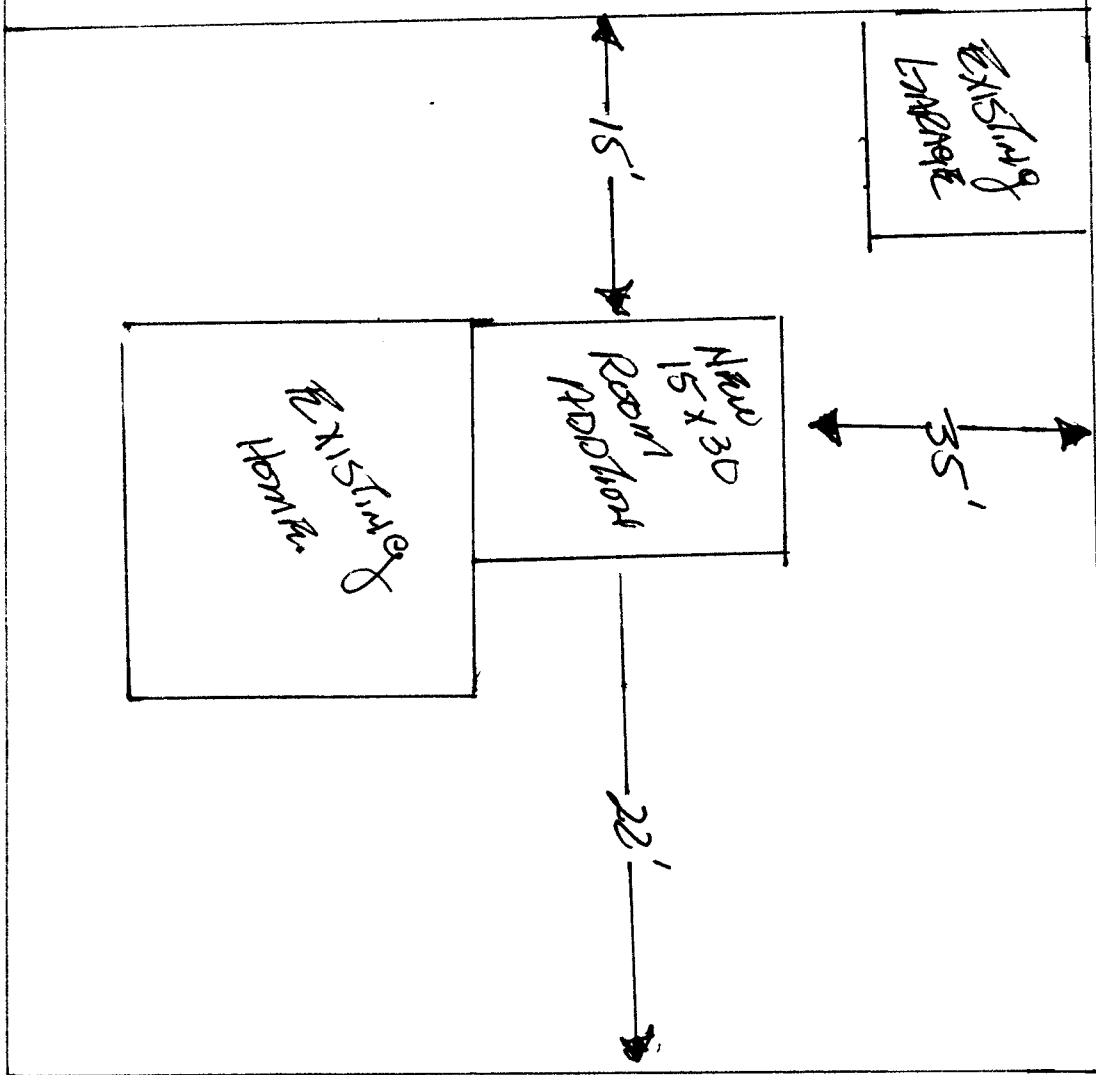
Applicant Signature [Signature] Date 8/25/97
 Department Approval [Signature] Date 8/25/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 2006-0120-04-3
 Utility Accounting [Signature] Date 8-25-97

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

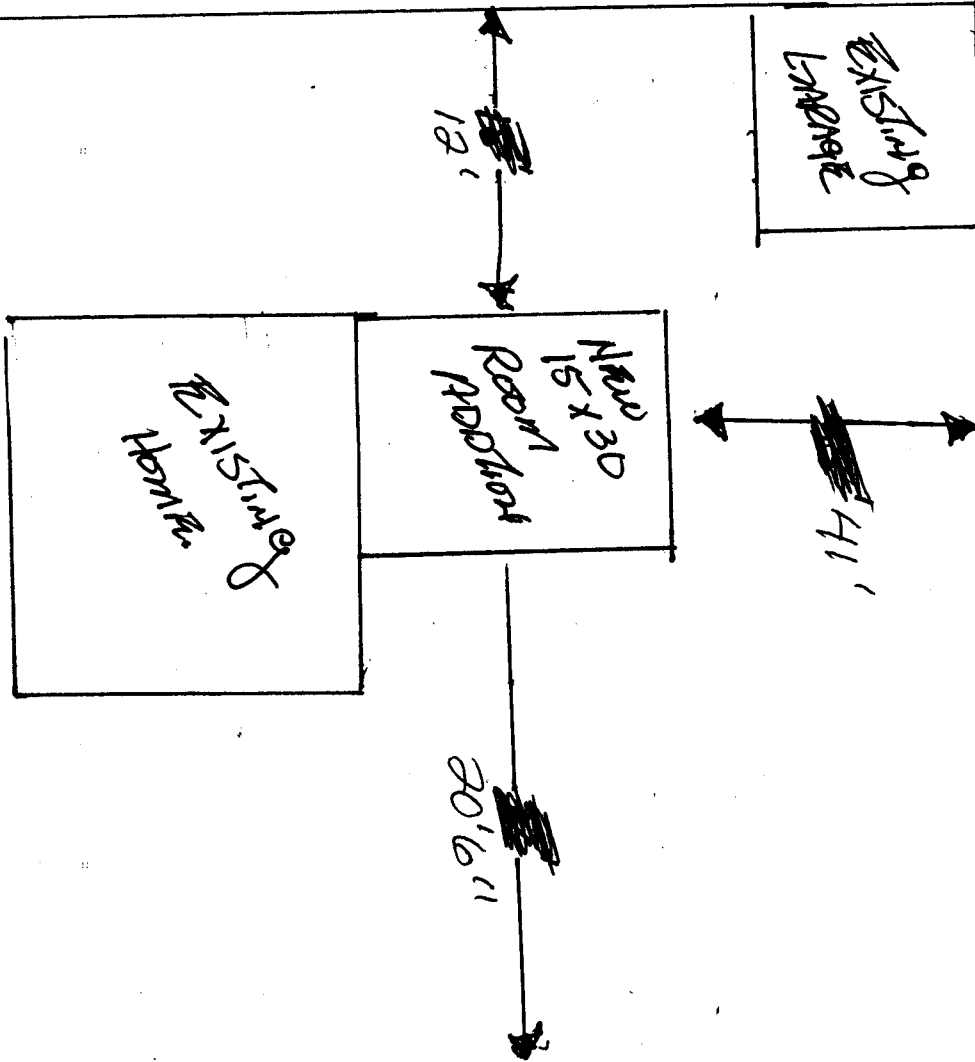
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CHIPETA AVE



ACCEPTED SUC 8/25/97
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.

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Revised
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