

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. None req'd

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

4122-2582

BLDG ADDRESS 419 CHIPETA AV TAX SCHEDULE NO. 2945-142.33.009
 SUBDIVISION City of Grand Jct SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING BLK 59 LOT 5 SQ. FT. OF EXISTING BLDG(S) 600
 (1) OWNER EDWARD ROSZYK NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 419 CHIPETA AV
 (1) TELEPHONE 2561304 NO. OF BLDGS ON PARCEL
 BEFORE: 3 AFTER: 3 THIS CONSTRUCTION
 (2) APPLICANT S USE OF EXISTING BLDGS HOME
 (2) ADDRESS AME DESCRIPTION OF WORK AND INTENDED USE: STORAGE
 (2) TELEPHONE _____ SHOP - cannot be a separate living unit.

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 _____ from property line (PL) Parking Req't 2
 or 45' from center of ROW, whichever is greater
 Side 3' from PL Rear 3' from PL Special Conditions Kitchen sink & stove must be removed. Not to be used as a separate living unit.
 Maximum Height 36' CENSUS 2 TRAFFIC 41 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).

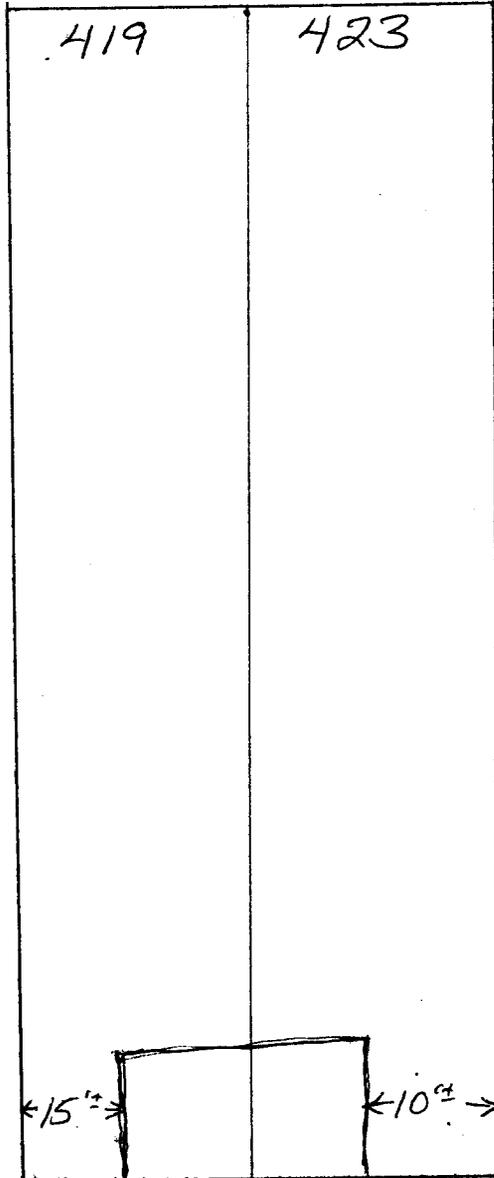
Applicant Signature [Signature] Date 9/30/97
 Department Approval [Signature] Date 9/30/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____
 Utility Accounting [Signature] Date 9/30/97

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

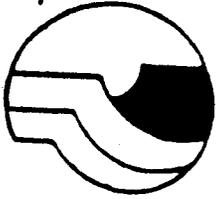
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Chipeta Ave



ACCEPTED 9/30/97 SLU per KP:
ANY CHANGE OF SETBACKS MUST BE IW
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Existing structure
being remodeled.



Mesa County Public Works Department
Building Inspection Division

750 Main Street • P.O. Box 20000 • Grand Junction, Colorado 81502-5005 • Ph. (970) 244-1631

Sept 15, 1997
Edward W. Troszyk
PO Box 1
Glade Park, Co
81523

255 5TH

Tax Schedule Number 2945-142-33-009

Dear Property Owner:

On 1-5-95 a building permit, number 50830 was issued for work at the address of 419 Chipeta Ave for the following work remodel garage to shop.

Section 106.4.4 of the Uniform Building Code, 1994 Edition states in part that every permit issued by the Building Official shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at anytime after work is commenced for a period of 180 days.

A search of our records indicates that the last inspection of record for the above mentioned permit was performed on Final elect 4/24/95.

If you have not obtained the required inspections within 30 days from the date of this letter a Certificate of Non Compliance of the Uniform Building Code will be recorded at the Mesa County Clerk and Records Office.

If you elect to obtain the inspections a \$25.00 administrative fee shall be required to be paid to this office before such inspections may be scheduled.

If you do not wish to obtain the required inspections, your permit will become null and void. To recommence work or obtain the inspections after this happens, a new permit fee will be required.

If you have any questions, please contact Tori Kittel at 970-244-1658

Sincerely,


Robert L. Lee
Building Official

Certified Number P416 320 525

INSPECTION RECORD FROM LIS SYSTEM

PERMIT NUMBER 50830 ISSUE DATE 1-5-95

PROJECT ADDRESS 419 Chigata

DESCRIPTION OF WORK remodel garage to shop

BUILDING		ELECTRICAL	
FOOTER			
FOUNDATIC			<u>3195</u>
SLAB		TEMP SLAB	
FRAME		UNDERGRD	<u>4-12-95</u>
INSULAT		OTHER	
FIREPL		FINAL	<u>4-24-95</u>
OTHER		SEPTIC	
FINAL	HOME	GAS FIRE VENTING	
		SETUP	

TAX SCHEDULE NUMBER 2945-142-33-009

PROPERTY OWNER Edward W Trzysk

ADDRESS PO Box 1

Albany PK 12152

CERTIFIED NUMBER _____

DATE LETTER SENT _____ RESPONSE YES/NO _____ ACTION _____

INSPECTION DATE _____ RECORDING DATE _____

10/21