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TCP \$	—
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BLDG PERMIT NO. 63290

**PLANNING CLEARANCE**

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

4432-2710

BLDG ADDRESS 458 Chipeta TAX SCHEDULE NO. 2945-142-28-011  
 SUBDIVISION City SQ. FT. OF PROPOSED BLDG(S)/ADDITION 512 384<sup>sq ft</sup>  
 FILING — BLK 52 LOT 17-19 SQ. FT. OF EXISTING BLDG(S) Approx. - 240<sup>sq ft</sup> + 1200<sup>sq ft</sup>  
 (1) OWNER Jesse P. Williams NO. OF DWELING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 458 Chipeta  
 (1) TELEPHONE 242-0967 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 3 THIS CONSTRUCTION  
 (2) APPLICANT Vernon Yoder USE OF EXISTING BLDGS Residential  
 (2) ADDRESS 1735 8th DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 958-0675 Construction of Garage

**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 5625<sup>sq ft</sup> / 60%  
 SETBACKS: Front 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
 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).

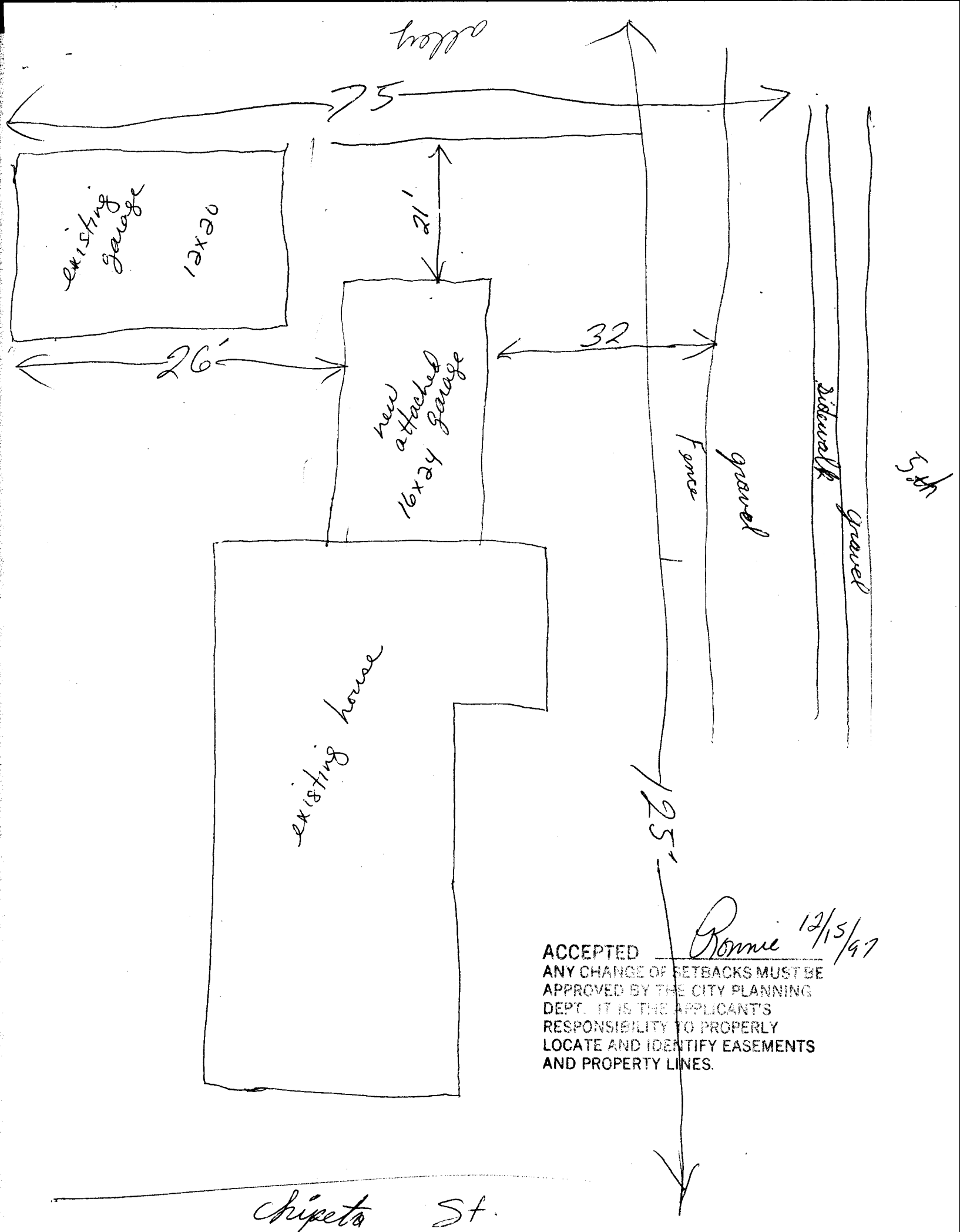
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Vernon Yoder Date 12-12-97  
 Department Approval Ronnie Edwards Date 12-15-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_  
 Utility Accounting Cedward Date 12-15-97

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  
 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.

Ronnie 12/15/97