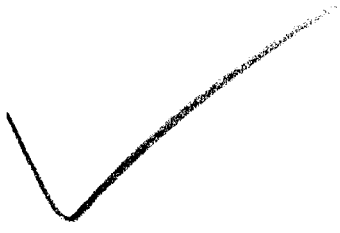


FEE \$	<u>10<sup>00</sup></u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 59498

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 635 Chipeta TAX SCHEDULE NO. 2945-142-31-005  
 SUBDIVISION \_\_\_\_\_ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24x32  
 FILING \_\_\_\_\_ BLK 41 LOT 9 & 10 SQ. FT. OF EXISTING BLDG(S) 14x20  
 (1) OWNER Phillip & Cindy Miller NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 635 Chipeta  
 (1) TELEPHONE 970-243-7836 NO. OF BLDGS ON PARCEL  
 BEFORE: 3 AFTER: 2 THIS CONSTRUCTION  
 (2) APPLICANT Cindy Miller USE OF EXISTING BLDGS 2  
 (2) ADDRESS 635 Chipeta DESCRIPTION OF WORK AND INTENDED USE: 2 Car  
 (2) TELEPHONE 970-243-7836 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 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 Special Conditions \_\_\_\_\_  
 Side 3' from PL Rear 3' from PL  
to eave to eave  
 Maximum Height 36' CENSUS TRACT 3 TRAFFIC ZONE 35

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 Cindy L. Miller Date 3-14-97  
 Department Approval Scott Pastello Date 3-14-97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No 2004-1700-08-7  
 Utility Accounting Richardson Date 3-13-97

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)

ALLEY

Property Line

4 1/2'

4 1/2 ft From  
Property line  
w/ 12" overhangs.

4 1/2'

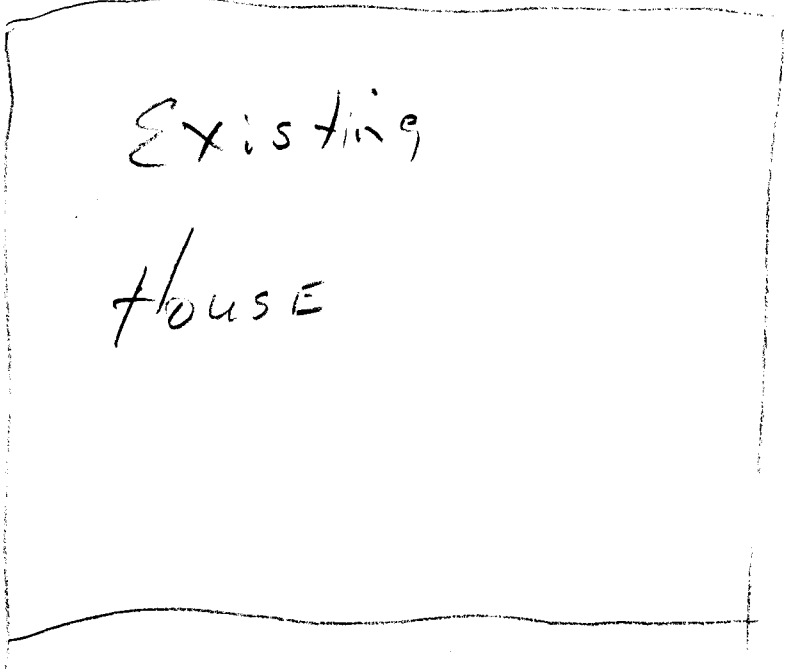
4 1/2'

K

32'

A

125' ( )  
ALLEY ( )  
581



ACCEPTED SLC 3/14/97  
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.

Property

50'