

FEE \$	_____
TCP \$	_____
SIF \$	_____



BLDG PERMIT NO. 60451

Projected completion 10/1/97
 2005-0580-11-5

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

288-6188 (w)

BLDG ADDRESS 860 CHIPETA AVE TAX SCHEDULE NO. 2945-141-27-018

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 768

FILING _____ BLK 48 LOT 17/18 SQ. FT. OF EXISTING BLDG(S) 2100

(1) OWNER RALPH SMITH NO. OF DWELLING UNITS BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 860 CHIPETA AVE

(1) TELEPHONE (970) 241-2835 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT RALPH SMITH USE OF EXISTING BLDGS _____

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: (new const)

(2) TELEPHONE SAME DETAILED 2 STORY, GARAGE/ART STUDIO

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

Accessory

ZONE RSF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2

Side 3' from PL Rear 3' from PL Special Conditions water to mud sink on 2nd floor only (NO conversion to residential)

Maximum Height 32' CENSUS 2 TRAFFIC 36 ANNEX# _____

** measured to eave not wall*

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 5-19-97

Department Approval [Signature] Date 5-19-97

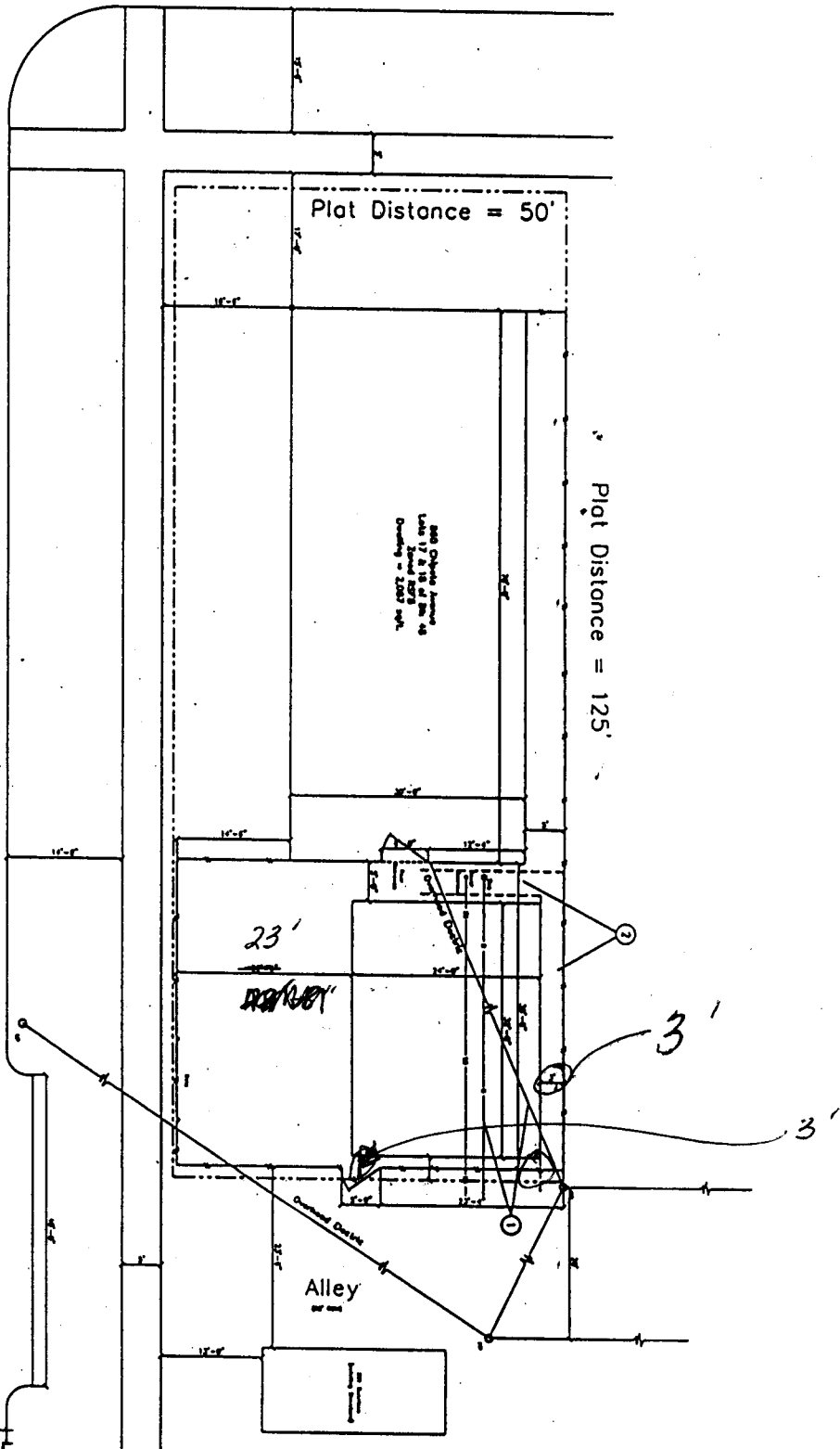
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting [Signature] Date 5/19/97

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 Avenue

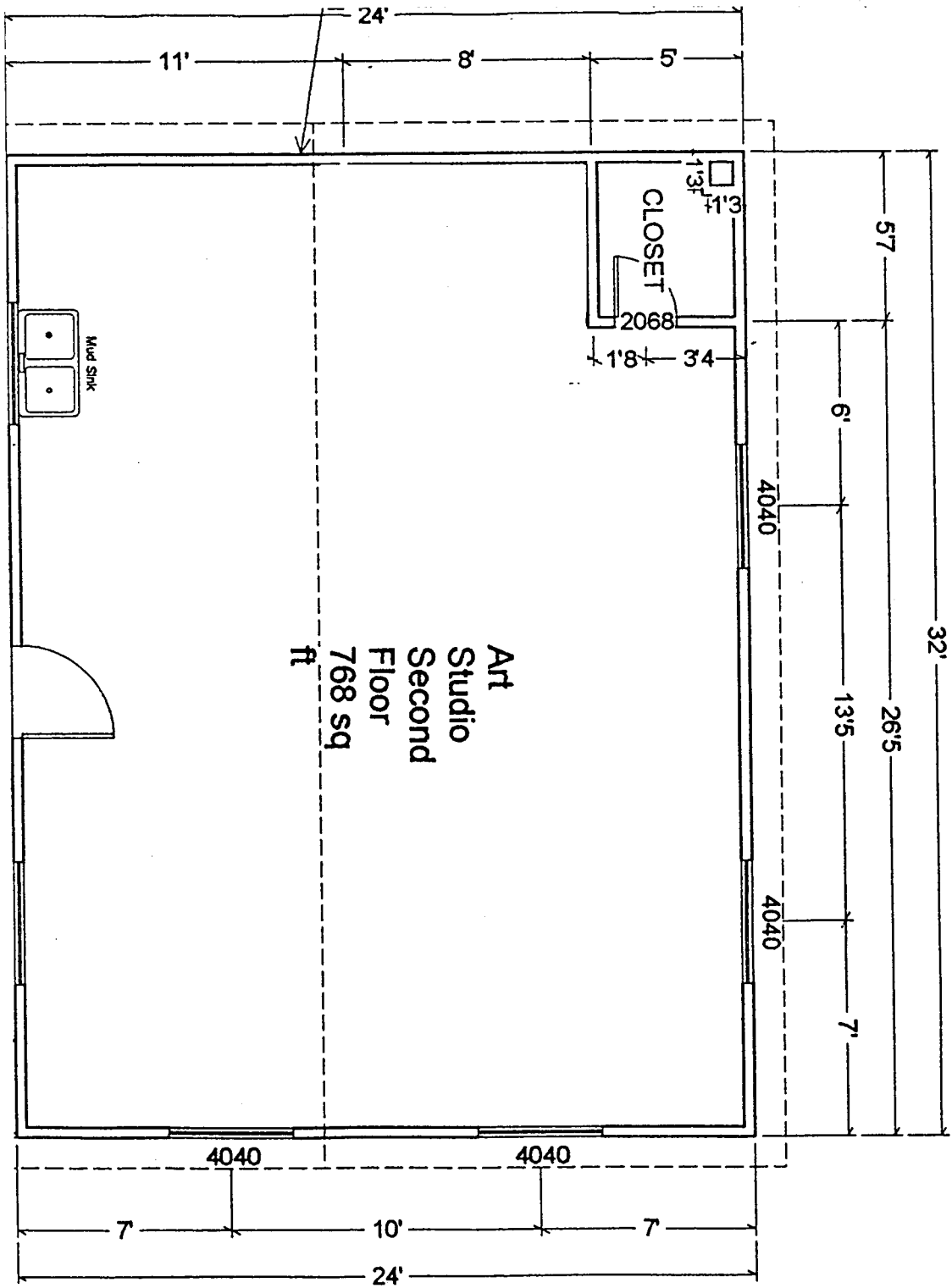


- Design Notes:**
- ① Natural gas and probably overhead electric will be relocated on service upgrade.
 - ② Proposed utility relocation.

9th Street

860 Chipeta

ACCEPTED *MR 5-19-97*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY DATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



May 8, 1997

Grand Junction Community Development Department

Planning Clearance Request for two story detached structure to be located at:

860 Chipeta Avenue
Block 48, Lot 17/18
Tax Schedule # 2945-141-27-018

Planning clearance is requested for a two story detached structure to be located at the above address. The first floor of the structure is intended as a private garage. The second floor of the proposed structure is intended for use as multi-medium Art Studio which will require utilities in the form of both water and sewer.

In accordance with community development guidelines a Home Occupation Permit is being submitted in conjunction with this request.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "Ralph Smith", with a stylized flourish extending from the end of the name.

Ralph Smith
Property Owner