

FEE \$	10
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 60234

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

2005-0460-029

BLDG ADDRESS 1114 Chipeta Av TAX SCHEDULE NO. 2945-141-30012

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 408

FILING _____ BLK 45 LOT W 1/2 lot 29 Lot 30 SQ. FT. OF EXISTING BLDG(S) 1130
excludes basement

(1) OWNER Julian Atencio NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1114 Chipeta Av

(1) TELEPHONE 245 7713 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Same USE OF EXISTING BLDGS Res.

(2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: Kitchen,

(2) TELEPHONE Same 2nd Story Addition

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 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 _____

Side 5' from PL Rear 15' from PL Special Conditions maximum ht is 32'
for 2nd flr addition

Maximum Height 32' CENSUS 2 TRAFFIC 36 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 Julian Atencio Date 5-5-97

Department Approval Pomnie Edwards Date 5-5-97

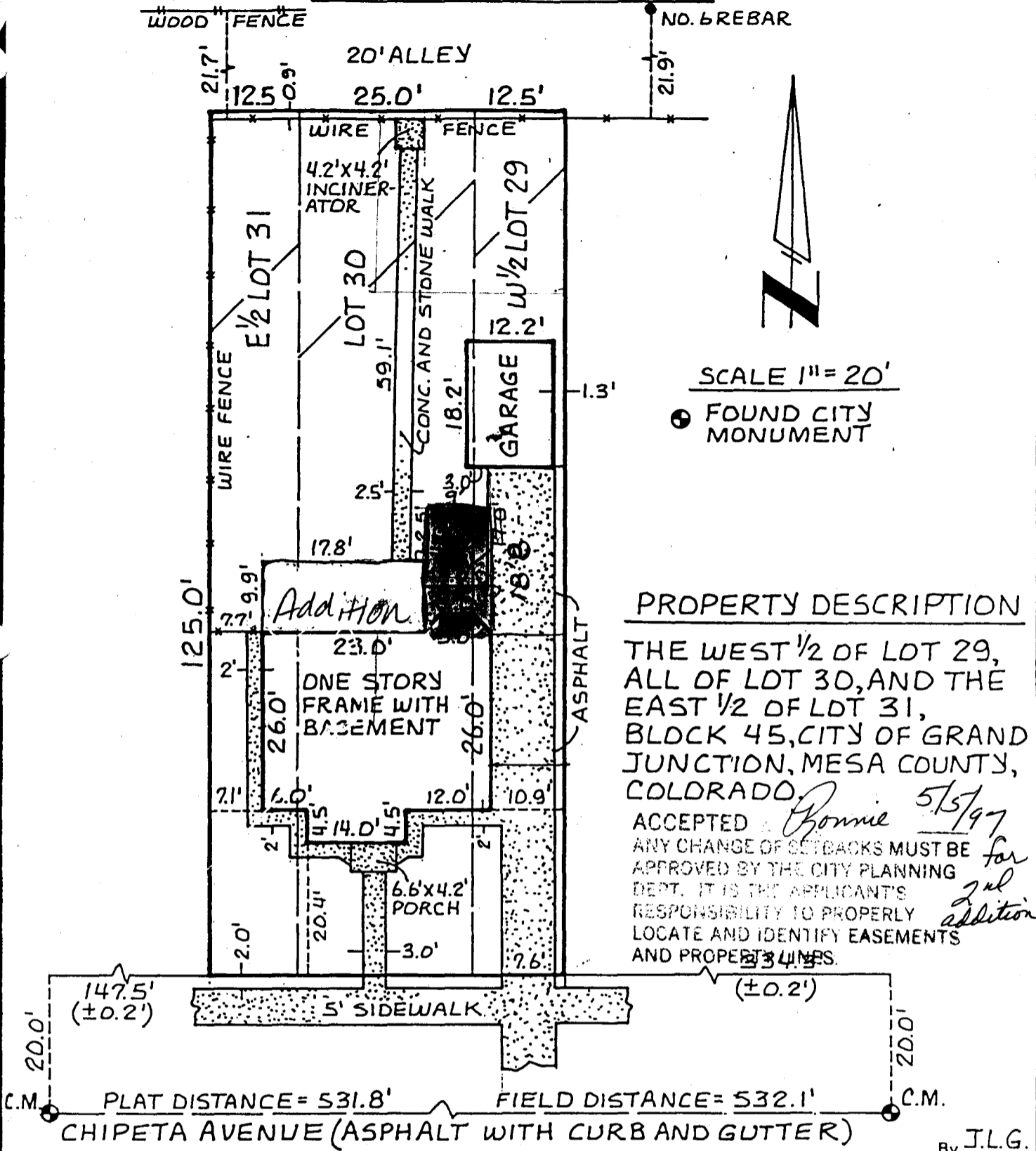
Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. _____

Utility Accounting Jessy Lopez Date 5/5/97

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)

IMPROVEMENT LOCATION CERTIFICATE
1114 CHIPETA AVENUE



SURVEYOR'S CERTIFICATE

I hereby certify that this certificate was prepared for the sole use of the mortgage lender and of the title insurance company, that it does not establish property corners, that it is not to be relied upon for the establishment of fence, building, or other future improvements.

I further certify that the improvements are on the above described parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as shown, and that there is no physical evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.