

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

2005-0580-115

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 860 CHIPETA 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

(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 860 CHIPETA DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE SAME DETACHED 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 RSF-8 Maximum coverage of lot by structures 4570

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

Side 3' ACCESS from PL Rear 3' from PL Special Conditions Old Clearance

Maximum Height 32' ISSUED 3-13-96

CENS.T. 2 T.ZONE 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 Ralph Smith Date 3-17-97

Department Approval Antonia Costello Date 3-17-97

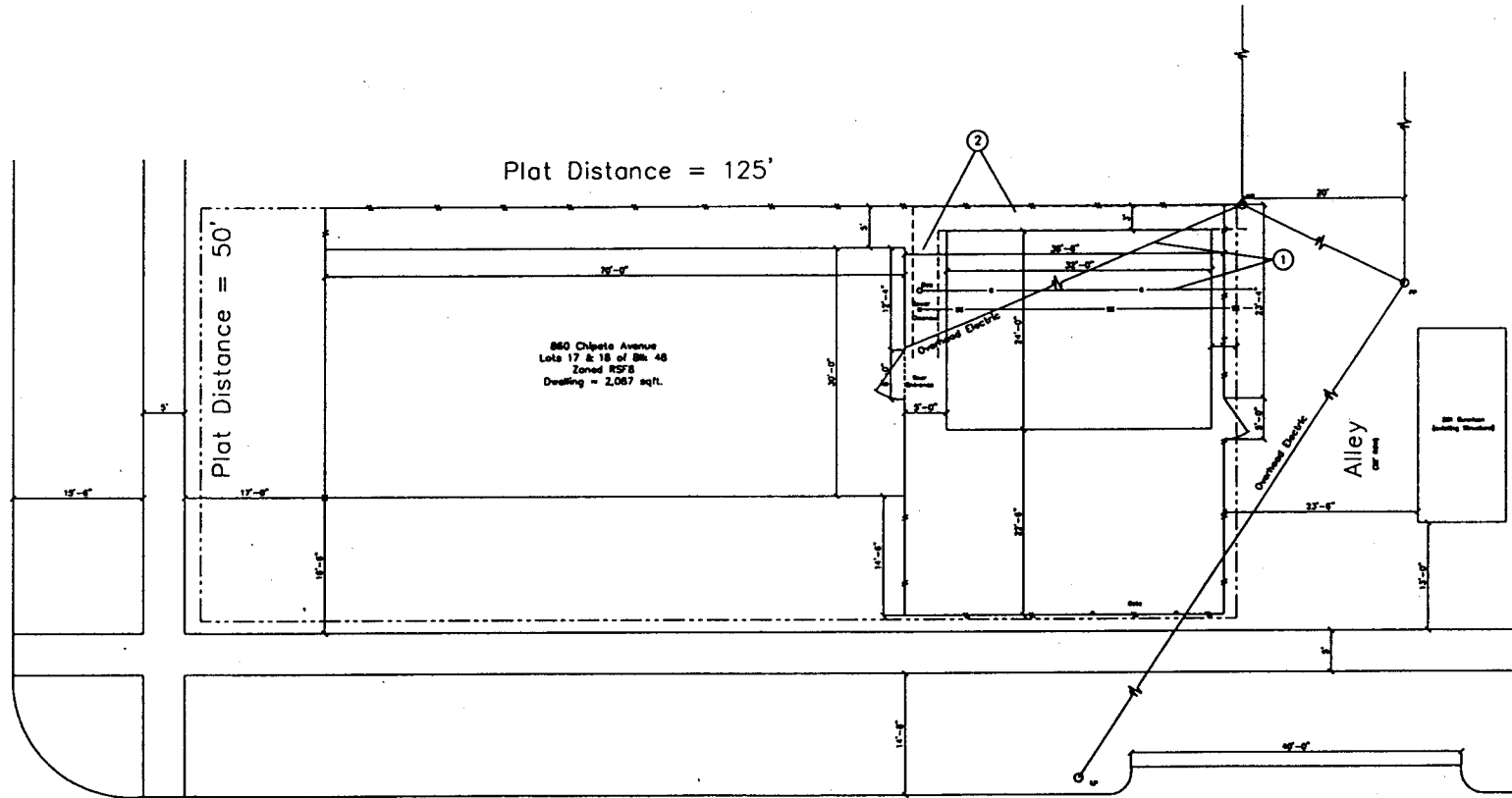
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. no chg in use

Utility Accounting Antonia Costello Date 3/17/97

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 as service upgrade.
- ② Proposed utility relocation.

9th Street

ACCEPTED SLC 3/17/97
 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.

2250

2100
 768
 2868

860, Chipeta