

FEE \$
TCP \$
SIF \$



BLDG PERMIT NO. 1641010

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

34022 - 2589

BLDG ADDRESS 501 CHIPETA TAX SCHEDULE NO. 2945-142-32-001
 SUBDIVISION City of Grand Jct SQ. FT. OF PROPOSED BLDG(S)/ADDITION NONE
 FILING BLK 800 LOT 1+2 SQ. FT. OF EXISTING BLDG(S) 1600 SF
 (1) OWNER Chris Brooks NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 501 CHIPETA
 (1) TELEPHONE 243-1145 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Chris Brooks USE OF EXISTING BLDGS RES.
 (2) ADDRESS Same DESCRIPTION OF WORK AND INTENDED USE: REMODEL
 (2) TELEPHONE Same UPDATE ELECTRICAL + PLUMBING

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-164 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 Single family only -
 Side _____ from PL Rear _____ from PL no change in use
 Maximum Height _____ 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 [Signature] Date 4-1-98
 Department Approval [Signature] Date 4-1-98

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

Utility Accounting [Signature] Date 4/3/98

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)