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BLDG PERMIT NO. 166131

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 848 CHIPETA AVENUE TAX SCHEDULE NO. 2945-141-27-014

SUBDIVISION SQ. FT. OF PROPOSED BLDG(S)/ADDITION 625

FILING BLK 48 LOT 20 1/2 W/2/20 SQ. FT. OF EXISTING BLDG(S) 1035 S.F.

(1) OWNER BARBARA K. GOUGH NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 848 CHIPETA AVENUE NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE (970) 242-4228

(2) APPLICANT SAME USE OF EXISTING BLDGS DOMICILE - SINGLE FAMILY

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

(2) TELEPHONE SAME OF SINGLE-CAR GARAGE

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

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

Side 3'5' from PL Rear 15'3' from PL Special Conditions

Maximum Height 3' to eave
for accessory -

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 Barbara K. Gough Date 7-7-98

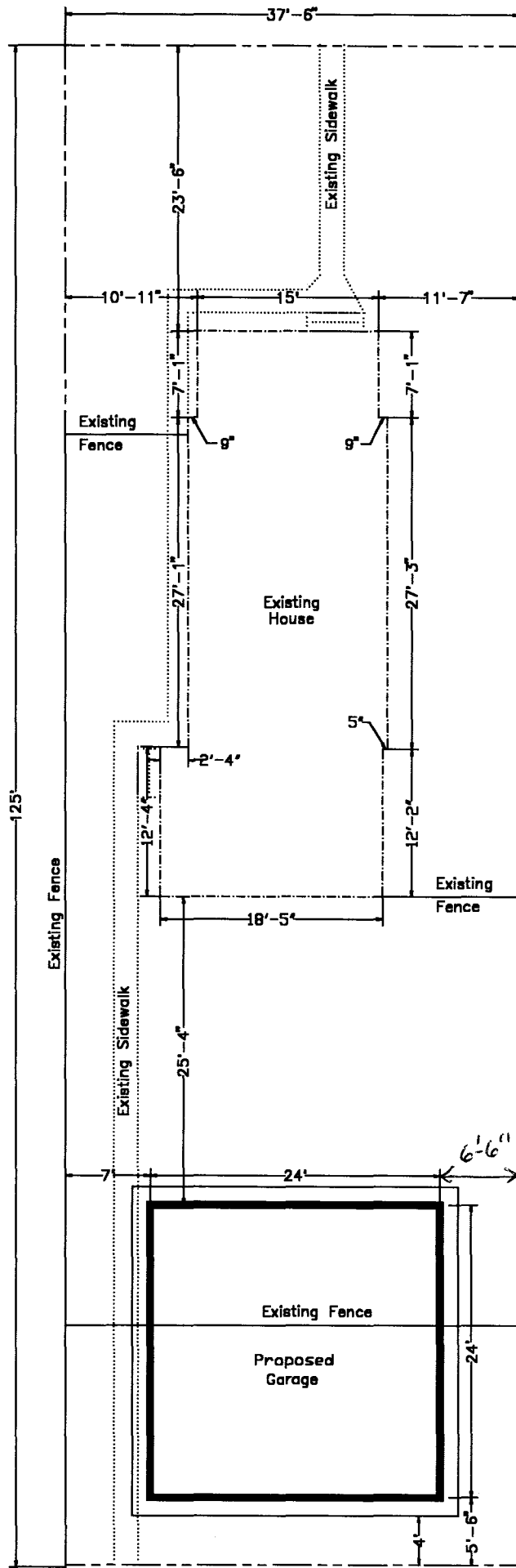
Department Approval Donnie Edwards Date 7-8-98

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

Utility Accounting R. Raymond Date 7/8/98

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)



DRIVEWAY
 LOCATION OK.
 2/8/98

ALLEY