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BLDG PERMIT NO. 47586

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 1143 Chipeta TAX SCHEDULE NO. 2945-141-31-006
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION Deck
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Paul & Sue Bonner NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1143 Chipeta
 (1) TELEPHONE 245-2854 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT _____ USE OF EXISTING BLDGS Res
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: Deck
 (2) TELEPHONE _____ (36")

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 _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 3 accessory structure from PL Rear 15 from PL Special Conditions _____
 Maximum Height _____ CENSUS 2 TRAFFIC 32 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).

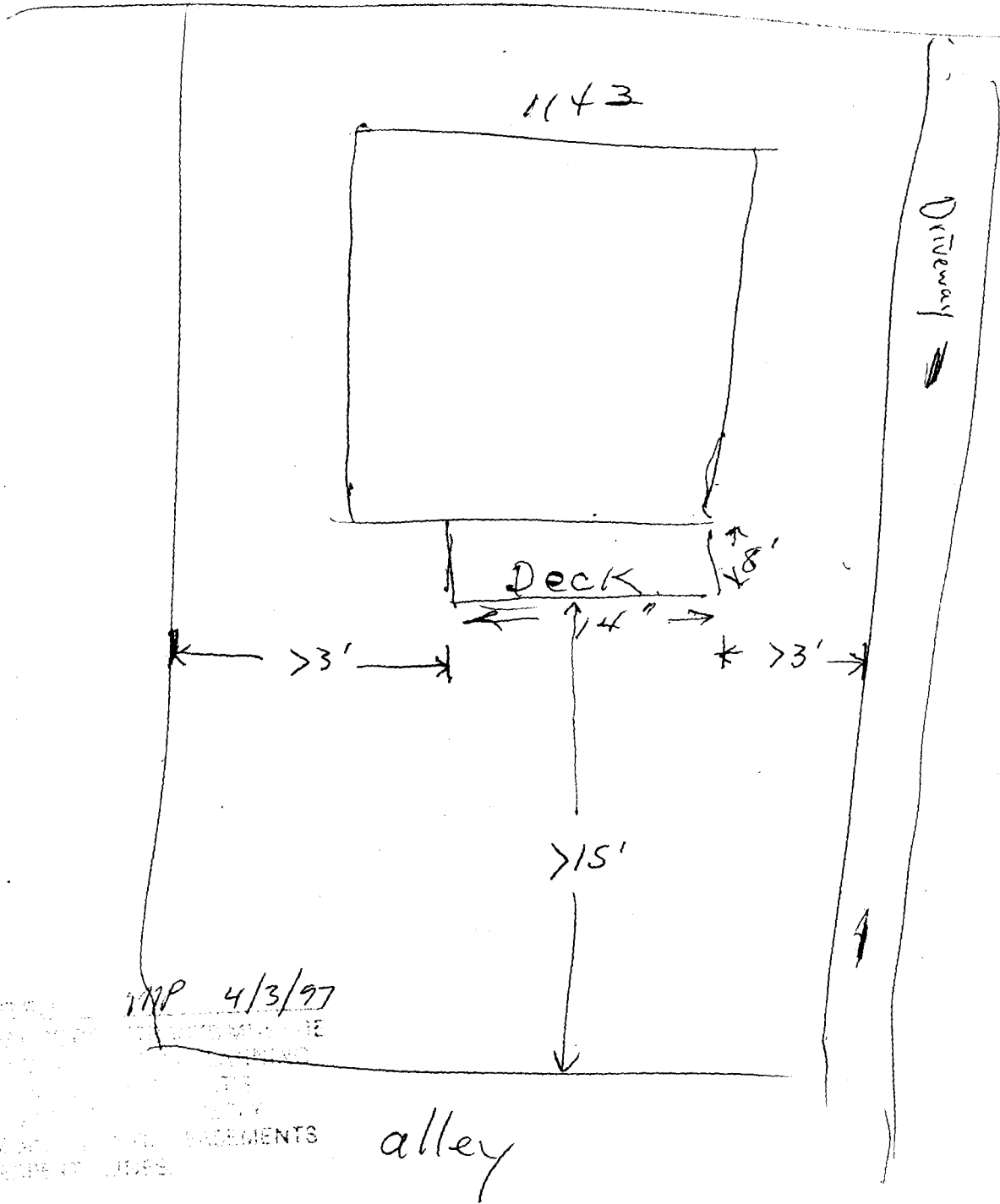
Applicant Signature Paul Bonner Date _____
 Department Approval Mike Pelletier Date 4/3/98

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

Chipeta



VNP 4/3/97

LOCATIONS OF THE ELEMENTS AND PROPOSED USES.

alley