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BLDG PERMIT NO. 65485

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1924 Chipeta ct. TAX SCHEDULE NO. 2945-131-19-018

SUBDIVISION Parkland SQ. FT. OF PROPOSED BLDG(S)/ADDITION 374^{1 room} w/41-carport

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1050

(1) OWNER Maria & Louis Martinez NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1924 Chipeta ct.

(1) TELEPHONE 2415753 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Maria & Louis Martinez USE OF EXISTING BLDGS 0

(2) ADDRESS 1924 Chipeta DESCRIPTION OF WORK AND INTENDED USE: bedroom,
bathroom, Closet (Handicap accessibility)

(2) TELEPHONE 2415753

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) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater

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

Maximum Height 32' CENSUS 7 TRAFFIC 38 ANNEX# _____

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 Maria C. Martinez Date 6-1-98

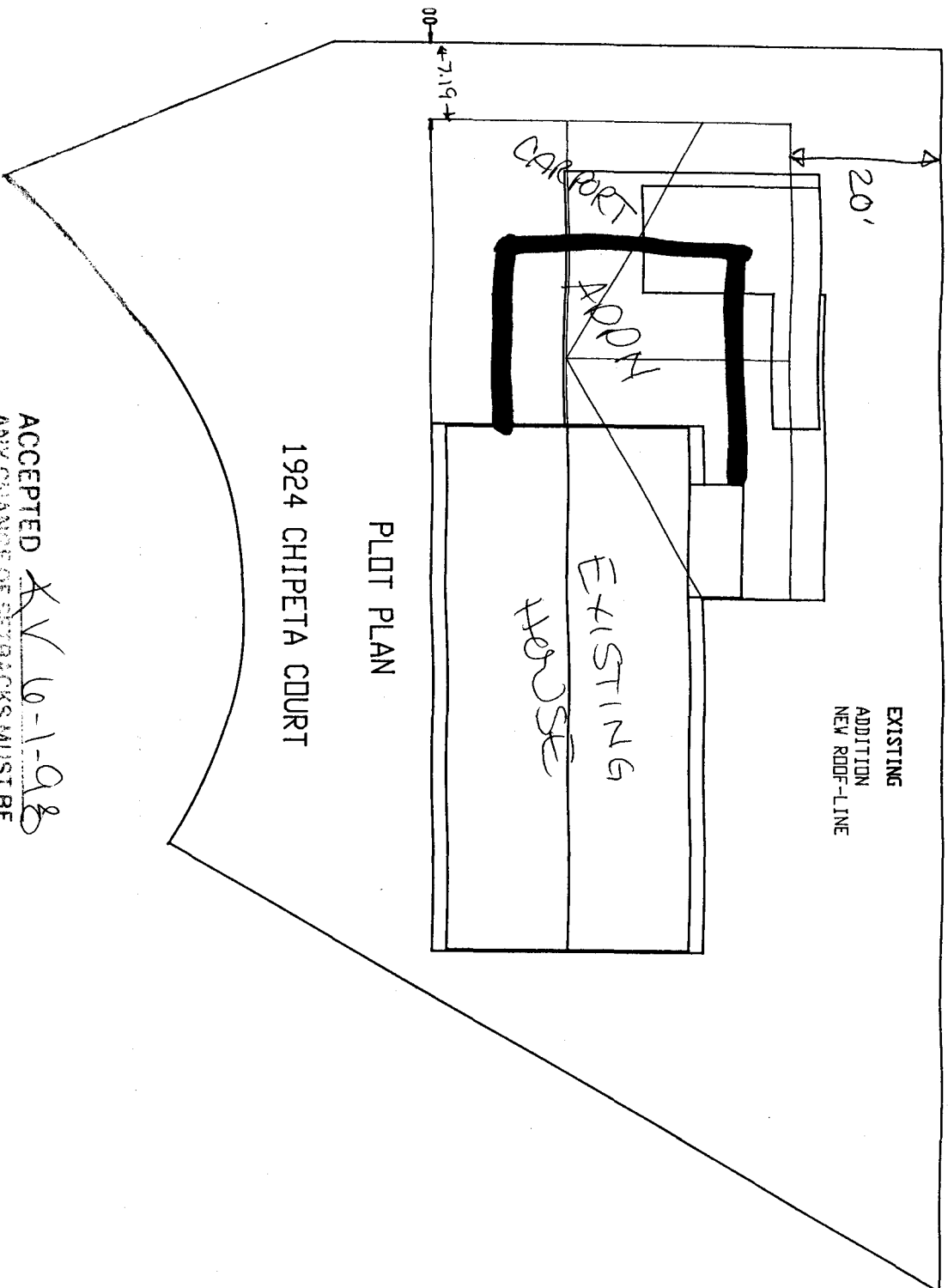
Department Approval Kathy Valdez Date 6-1-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 4252-2658 TR 85217

Utility Accounting Richardson Date 6-1-98

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)



EXISTING
ADDITION
NEW ROOF-LINE

EXISTING
HORSE

CARPORT

20'

7.19'

PLOT PLAN

1924 CHIPETA COURT

ACCEPTED *XV 10-1-98*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANTS
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.