

FEE \$	300
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 70214

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

3514-2400

BLDG ADDRESS 1261 CHIPETA AVE TAX SCHEDULE NO. 2945-132-09-007

SUBDIVISION DUNDEE PLACE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 0

FILING BLK 1 LOT 15 & 16 SQ. FT. OF EXISTING BLDG(S) 2,034

(1) OWNER JAMES M. POWELL NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1261 CHIPETA AVE

(1) TELEPHONE 241-0971 NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT JAMES M. POWELL USE OF EXISTING BLDGS RESIDENCE

(2) ADDRESS 1261 CHIPETA AVE DESCRIPTION OF WORK AND INTENDED USE: REMOVE REAR PART OF HOUSE WITH FLAT ROOF/REBUILD WITH PITCHED ROOF - RESIDENCE

(2) TELEPHONE 241-0971

**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-5 Maximum coverage of lot by structures 35%

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

Side 5' from PL Rear 25' from PL Special Conditions - new back roof & interior remodel - no increase in footage

Maximum Height 32' CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 James M. Powell Date 5-18-99

Department Approval Ronnie Edwards Date 5-18-99

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

Utility Accounting Debra K. ... Date 5/18/99

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)

1261 Chipeta Ave

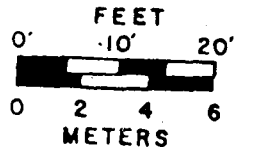
CHIPETA AVE.

F1 = 70'

+39

F2 = 31'

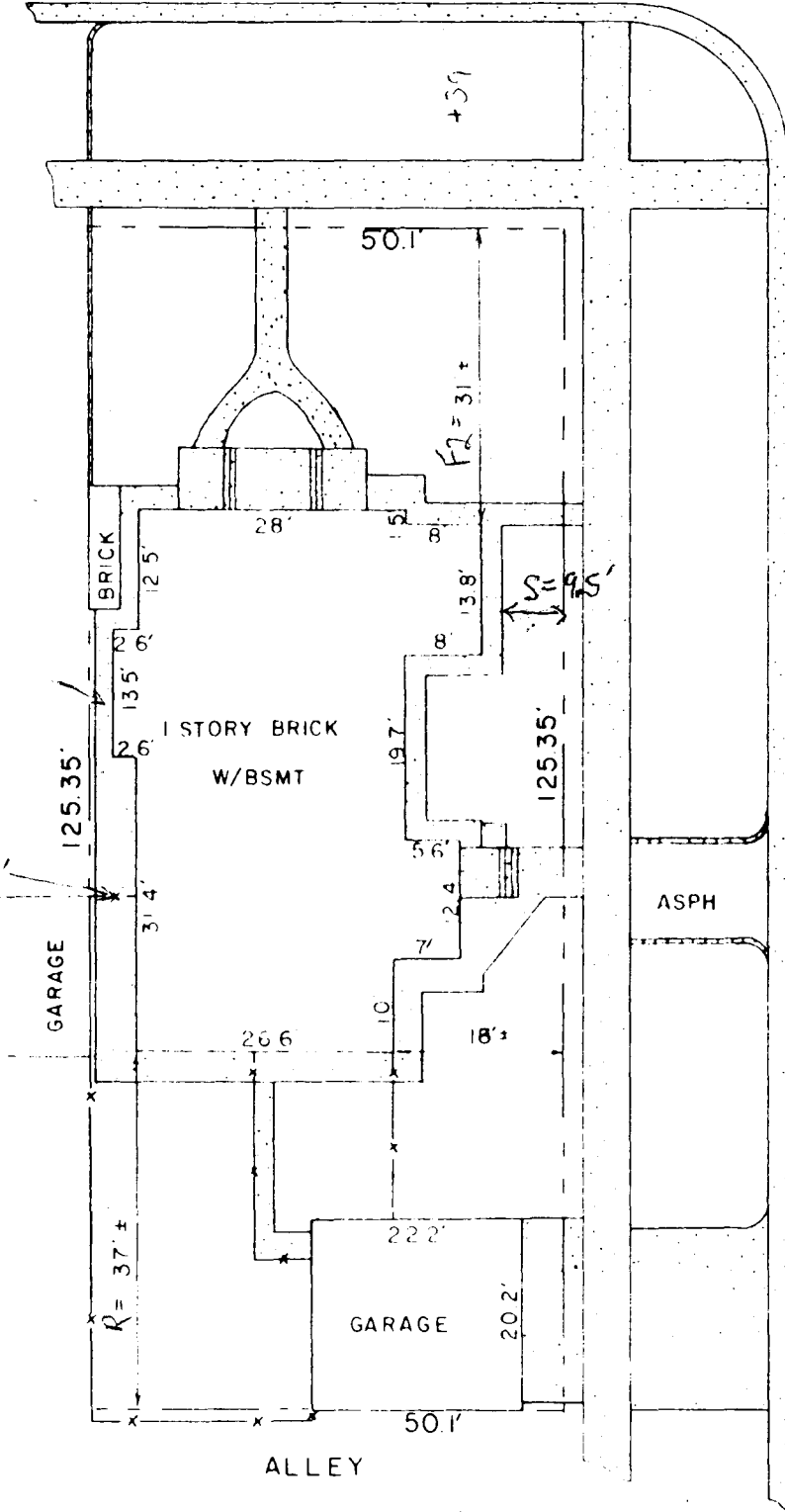
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GJ10158

1261 CHIPETA AVE.

N 13th ST.

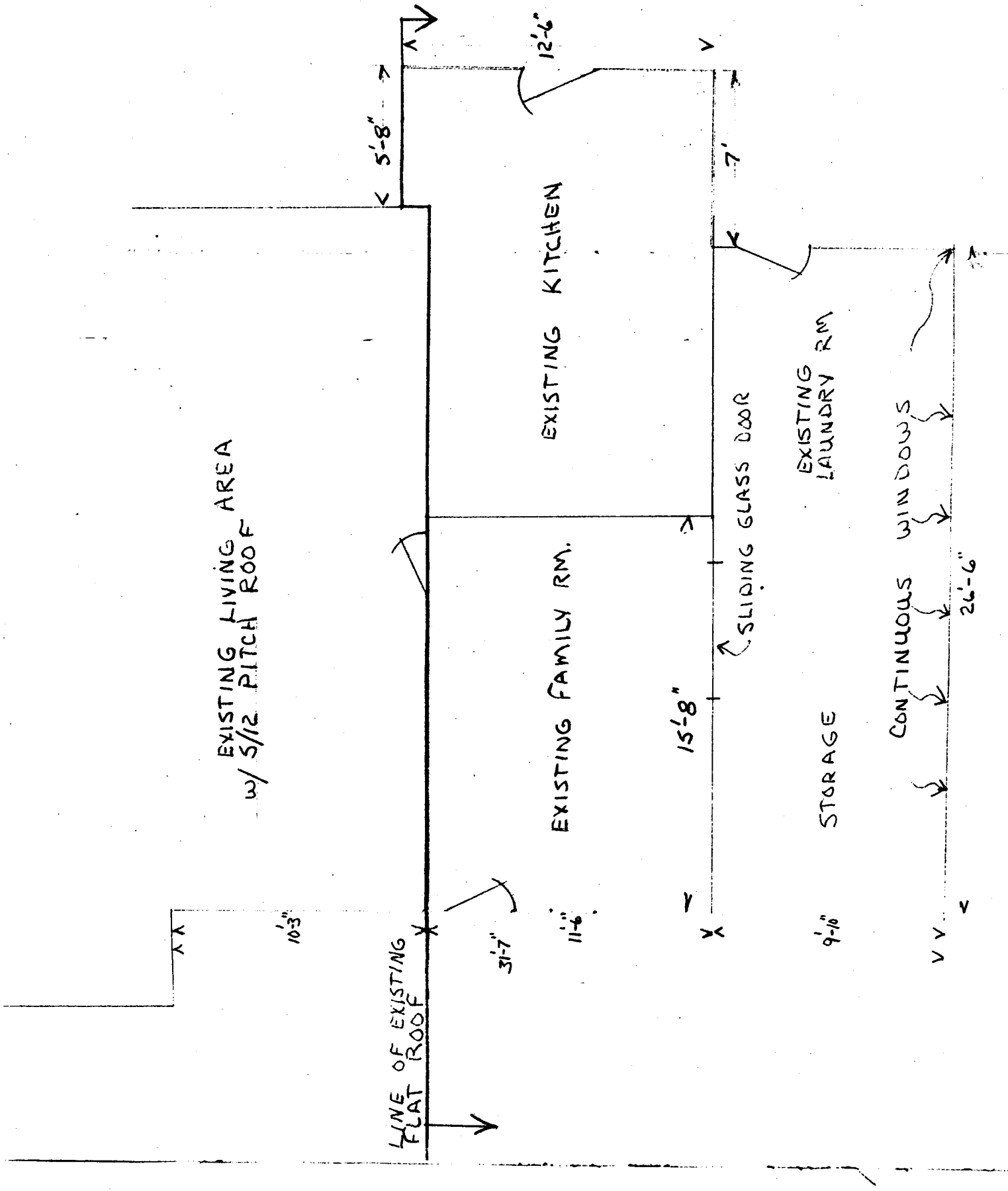


SEE EXHIBIT A

SHT 1 of 2

*Ronnie* 5/18/99

PROPERTY ENCLOSURES  
COURT LINES



EXISTING FLOOR PLAN

EXISTING FLAT ROOF OVER LOFT AREA  
MATCH 5/12 PITCH W/2X6 FRAMING  
2' O.C.

EXISTING 5/12 PITCH ROOF  
2' O.C.

STRIP OFF OLD SHINGLES  
REPLACE DAMAGED 1X3  
RG-SHINGLE ENTIRE ROOF  
NEW 2' EXISTING

(2) REPLACE EXISTING  
WINDOWS

STICK FRAME  
KITCHEN WING  
W/2X6 2'O.C.

2X8 CEILING JOISTS TO  
REPLACE, EXISTING DAMAGED  
2' O.C.

1 1/8 BCI/450  
OSB WEB 2' O.C.

NEW 5/12 PITCH ROOF OVER EXISTING FLAT ROOF

