

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 77339



Your Bridge to a Better Community

BLDG ADDRESS 1435 CHIPETA AVE, SQ. FT. OF PROPOSED BLDGS/ADDITION 600 ~~1400~~ sq ft

TAX SCHEDULE NO. 2945-132-11-005 SQ. FT. OF EXISTING BLDGS 1500 sq ft

SUBDIVISION DUNDEE PLACE Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 2100 sq ft

FILING \_\_\_\_\_ BLK 3 LOT 9#10 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction

(1) OWNER JOSH AND HEATHER TOBIN NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 2 this Construction

(1) ADDRESS 1435 CHIPETA AVE USE OF EXISTING BUILDINGS HOUSE

(1) TELEPHONE (970) 243-0737 DESCRIPTION OF WORK & INTENDED USE Build Fence For Privacy  
Build Shed For Storage  
Build Deck For ENTERTAINING

(2) APPLICANT JOSH TOBIN TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) SHED, DECK, FENCE

(2) ADDRESS 1435 CHIPETA AVE

(2) TELEPHONE (970) 243-0737

**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-8 Maximum coverage of lot by structures 70%

SETBACKS: Front 20 1/25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5 1/3' from PL, Rear 10 1/5' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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).

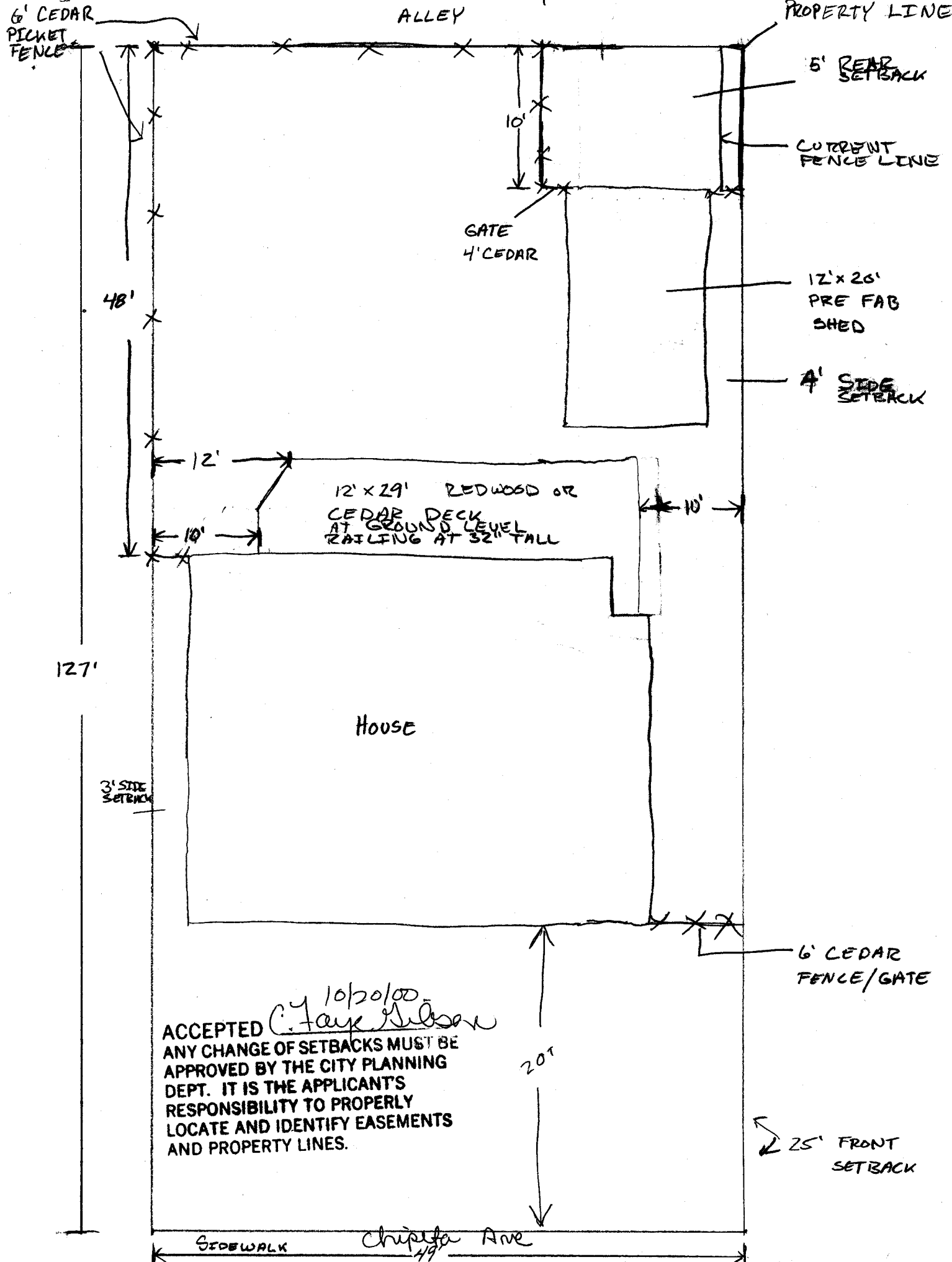
Applicant Signature [Signature] Date 10-13-00

Department Approval [Signature] Date 10-20-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>		Date <u>10-20-00</u>	

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)



10/20/00  
 ACCEPTED *C. Fay Wilson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

6' CEDAR PICKET FENCE

ALLEY

PROPERTY LINE

5' REAR SETBACK

CURRENT FENCE LINE

GATE 4' CEDAR

12' x 26' PRE FAB SHED

~~3' SIDE SETBACK~~  
3' SIDE SETBACK

12' x 29' REDWOOD OR CEDAR DECK AT GROUND LEVEL RAILING AT 32" TALL

ACCEPTED 11/8/00 KKA  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

48'

12'

10'

127'

3' SIDE SETBACK

House

ACCEPTED

6' CEDAR FENCE/GATE

ACCEPTED 10/20/00 C. Faye Wilson  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

THIS REMAINS THE PRIVATE PROPERTY OF THE APPLICANT. ONLY ITEMS SPECIFICALLY LISTED MUST BE CLEARED WITH CITY OF DENVER.

MAKE NO UNAUTHORIZED CHANGES  
KEEP THESE PLANS ON THE JOB  
CALL FOR INSPECTIONS

10-23-00 SP/BACK  
BUILDING INSPECTOR

Chipeta Ave