

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 75863



ex

Your Bridge to a Better Community

\$ 892.00
 BLDG ADDRESS 204 Chipeta Pines Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1965

TAX SCHEDULE NO. 2943-294-19-003 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1965

FILING 1 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Lee Anderson NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 1545 Walnut USE OF EXISTING BUILDINGS none

(1) TELEPHONE 260-0661 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Same TYPE OF HOME PROPOSED:

(2) ADDRESS / Site Built — Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) —

(2) TELEPHONE /

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking ~~200~~ backs to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

PAID
JUL 07 2000

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR 3.9 Maximum coverage of lot by structures —

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

Side 15' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height — Special Conditions easement on N & S side

CENSUS 13 TRAFFIC 82 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 7-6-00

Department Approval [Signature] Date 7-7-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13230</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/7/00</u>

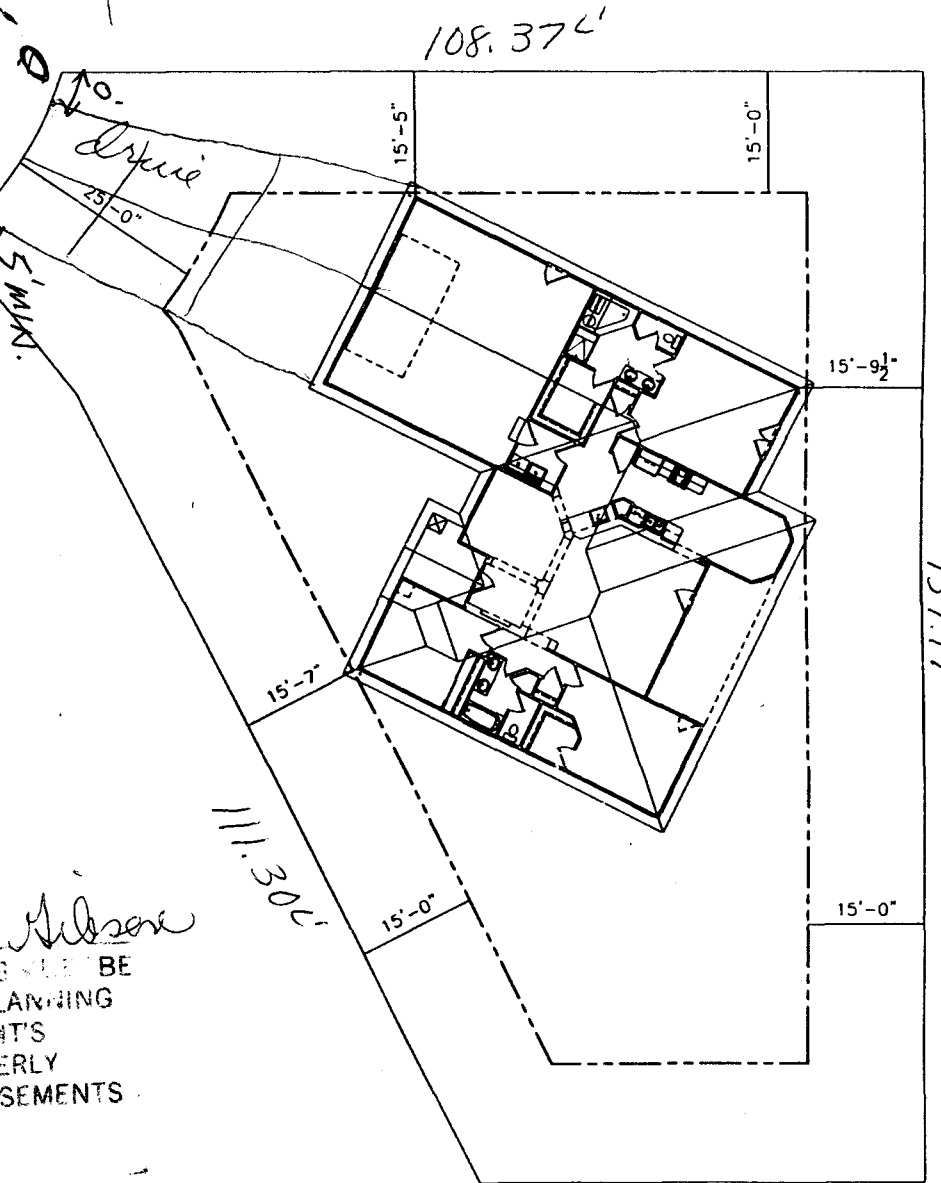
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTICE
IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

204
CHIPETA CT.

CHIPETA PINES
BLOCK 2
LOT 3



Drive
5' (what is minimum?)
5' MIN.
DRIVE OK AS DIMENSIONS SHOWN
MK
7/6/00

ACCEPTED *Jaye Gibson*
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.

PLOT PLAN
SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)