

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 79115



Your Bridge to a Better Community

BLDG ADDRESS 1233 Chipeta Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 256 #
TAX SCHEDULE NO. 2945-132-09-004 SQ. FT. OF EXISTING BLDGS 1600 #
SUBDIVISION Dundee Place TOTAL SQ. FT. OF EXISTING & PROPOSED 1856 #
FILING — BLK 1 LOT 9810 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER MYERS NO. OF BUILDINGS ON PARCEL
Before: 2 After: 3 this Construction
(1) ADDRESS 1233 Chipeta Ave USE OF EXISTING BUILDINGS House & Detached garage
(1) TELEPHONE 970-263-0918 DESCRIPTION OF WORK & INTENDED USE Storage shed with
(2) APPLICANT MYERS PROPERTY SERVICE Covered PATIO, PATIO
(2) ADDRESS P.O. Box 3031 Grand Junction 81502 TYPE OF HOME PROPOSED: Deck with Truss Roof
Site Built Manufactured Home (UBC) COVER
Manufactured Home (HUD)
(2) TELEPHONE 970-255-0775 Other (please specify) deck & new shed

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-5 Maximum coverage of lot by structures 60%
SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
or — from center of ROW, whichever is greater
Side 3' to eave from PL, Rear 5' from PL Parking Req'mt —
Maximum Height 35' Special Conditions —
accessory setbacks CENSUS 7 TRAFFIC 38 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 3-21-01
Department Approval Ronnie Edwards Date 3-21-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>—</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/21/01</u>		

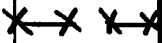
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

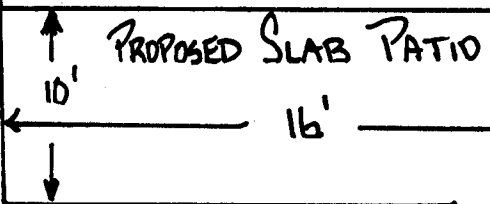
1233 CHIPETA AVE



HOUSE

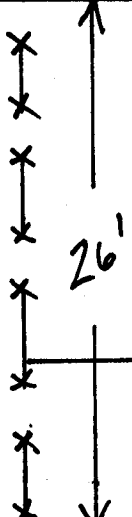


9'

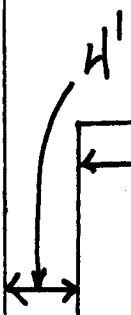
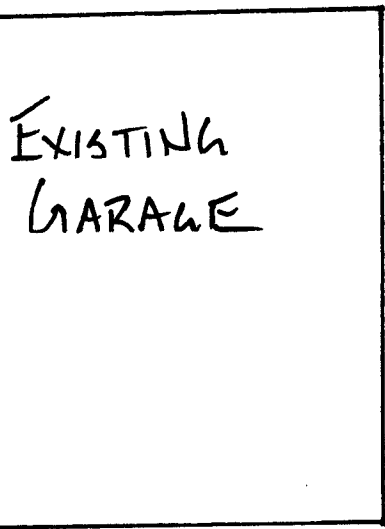


ACCEPTED *Annex 3/21/01*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

3'



PROPOSED WALK 48'



8'



6'

ALLEY