

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 21060



Your Bridge to a Better Community

BLDG ADDRESS 1320 CHIPETA SQ. FT. OF PROPOSED BLDGS/ADDITION 105 S.F.
TAX SCHEDULE NO. 2945-132-07-009 SQ. FT. OF EXISTING BLDGS 1400
SUBDIVISION LINCOLN PARK TOTAL SQ. FT. OF EXISTING & PROPOSED 1405
FILING _____ BLK 2 LOT 28,29⁴²³⁰ NO. OF DWELLING UNITS;
Before: 1 After: 1 this Construction
(1) OWNER CRAIG & PATTI ROBERTS NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) ADDRESS 1320 CHIPETA AVE USE OF EXISTING BUILDINGS HOME
(1) TELEPHONE 970-245-8693 DESCRIPTION OF WORK & INTENDED USE add on to existing garage
(2) APPLICANT CRAIG ROBERTS TYPE OF HOME PROPOSED:
(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE _____ Other (please specify) _____

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 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 25' from PL Parking Req'mt 2
Special Conditions _____
Maximum Height 35' 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).

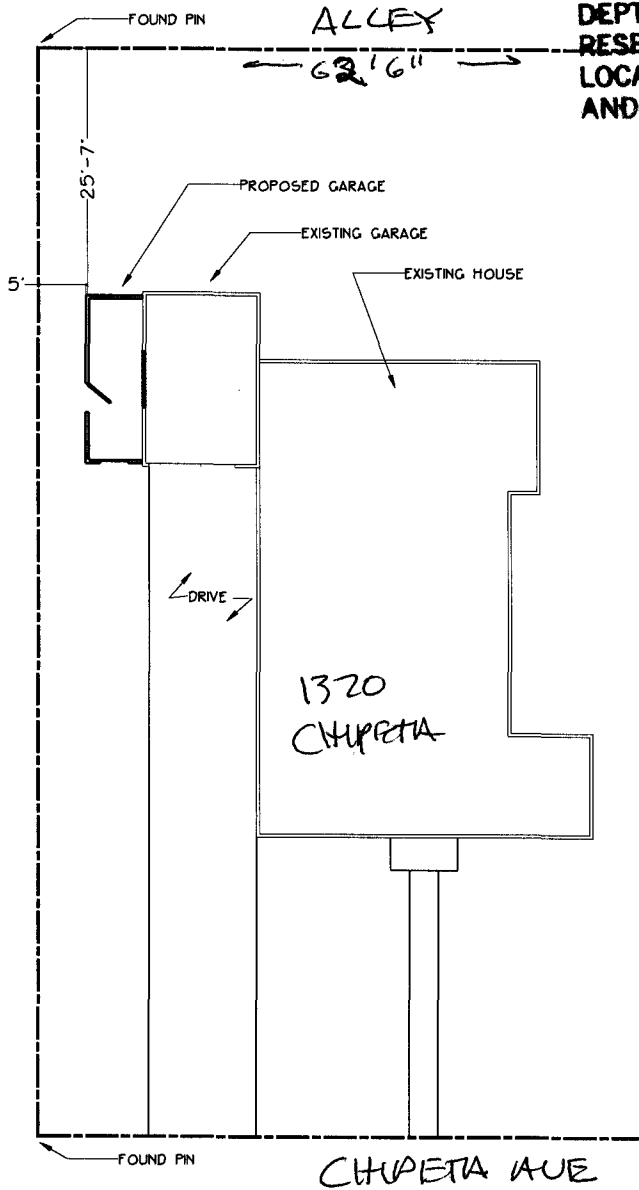
Applicant Signature Cyfat Date 8-14-01
Department Approval Ronnie Edwards Date 8-14-01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>Marshall Cole</u>	Date	<u>8/14/01</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)

ACCEPTED *Bonnie* 8/14/01
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.



SITE PLAN

Roberts Residence Garage Addition

DRAWING #1