

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

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

BLDG PERMIT NO. 43356



Your Bridge to a Better Community

BLDG ADDRESS: 202 Chipata Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 51.2 sq ft
 TAX SCHEDULE NO. Parcel # 894 51428609 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION G.5 TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 54 LOT 31332 NO. OF DWELLING UNITS:
 Before: 3 After: 3 this Construction
 (1) OWNER STEVE & Julie LEE (SJSN) NO. OF BUILDINGS ON PARCEL
 Before: 3 After: 4 this Construction
 (1) ADDRESS 569 S. Westgate Unit 3 USE OF EXISTING BUILDINGS Duplex/Home/storage
 (1) TELEPHONE 970(245) 0672 DESCRIPTION OF WORK & INTENDED USE shed/storage
 (2) APPLICANT Greg Hays TYPE OF HOME PROPOSED:
 (2) ADDRESS 202 Chipata Ave _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970(234) 1872 Other (please specify) 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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5/3 from PL, Rear 10/5 from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions cls under 70% lot coverage.
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

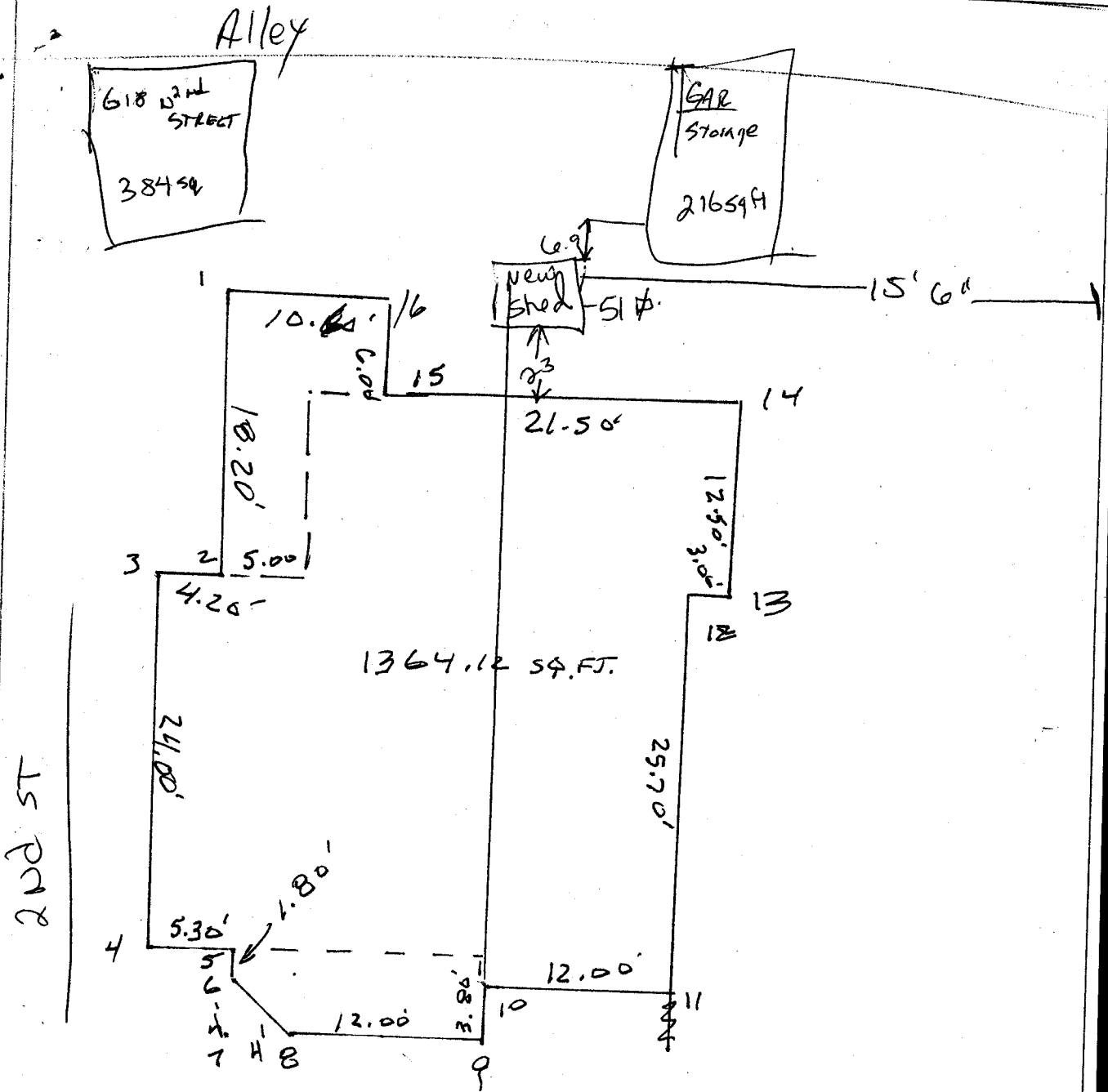
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 3.29.02
 Department Approval Greg Hays Date 4/8/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	_____		Date <u>4/8/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



4/8/02

ACCEPTED *C. J. 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