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

BLDG PERMIT NO. 84207



Your Bridge to a Better Community

BLDG ADDRESS 756 Chipeta SQ. FT. OF PROPOSED BLDGS/ADDITION 260

TAX SCHEDULE NO. 2945-141-26-012 SQ. FT. OF EXISTING BLDGS 2329 (GROUND LEVEL)

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2590

FILING _____ BLK 49 LOT 21-22-23 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) OWNER Patricia Costello

(1) ADDRESS 756 Chipeta USE OF EXISTING BUILDINGS RESIDENCE & GARAGE
W/ STORAGE

(1) TELEPHONE 243-6226 DESCRIPTION OF WORK & INTENDED USE RESIDENCE &
WORK SHOP

(2) APPLICANT Patricia Costello TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 756 Chipeta

(2) TELEPHONE 243-6226

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 BMF-8 Maximum coverage of lot by structures 7090

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

Side 3' from PL, Rear 5' from PL
 Parking Req'mt 2

Maximum Height 35' Special Conditions _____

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 Patricia Costello Date _____

Department Approval C. Faye Gibson Date 12/13/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. No dng in use
Utility Accounting	<u>Marshall</u>		Date <u>12/13/02</u>

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

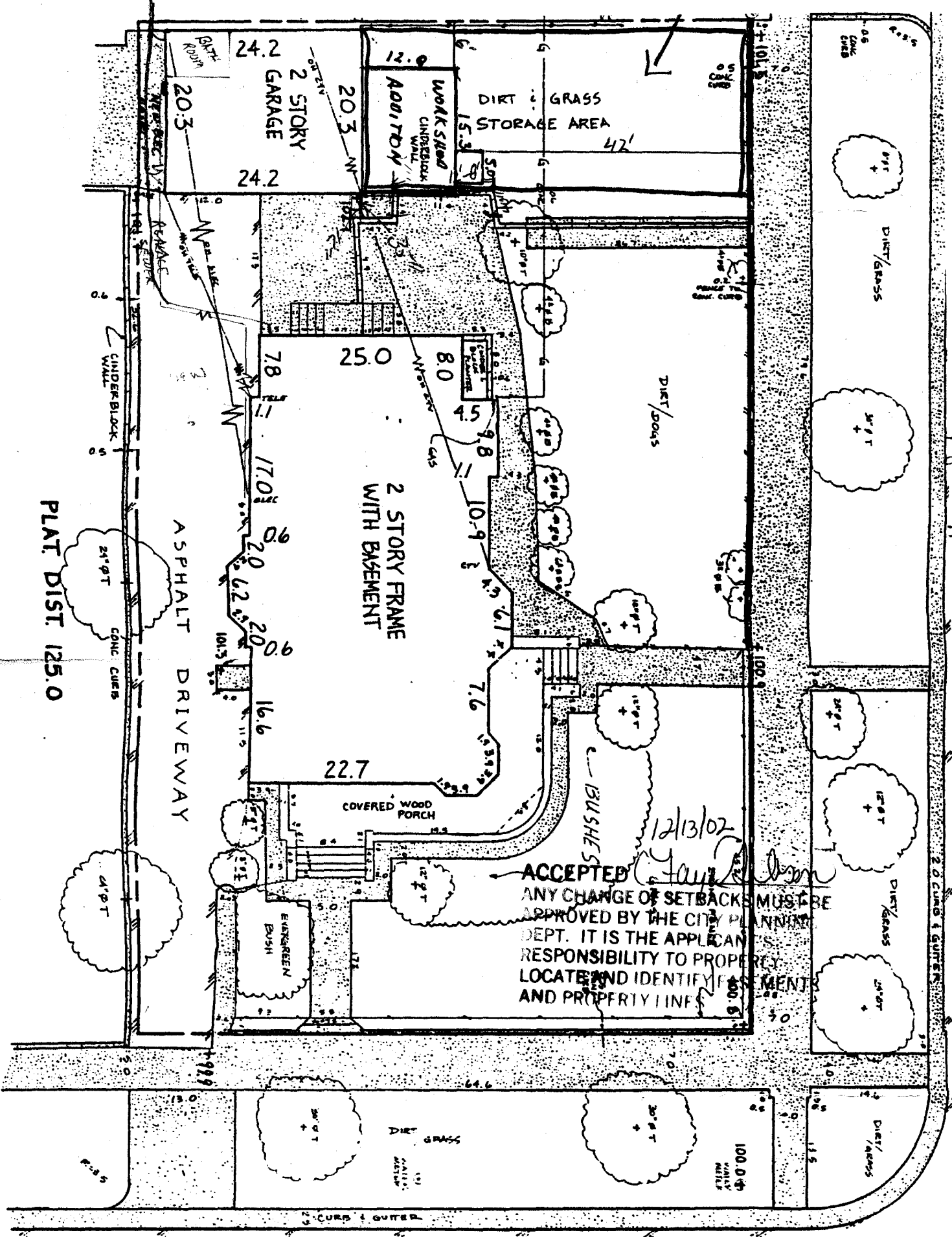
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CITY S.W. 22

LOTS 21, 22, 23
R1, NV, A0

FR 48

PLAT DIST. 125.0



Chipeta Ave