

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

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

BLDG PERMIT NO. 86336



ae

Your Bridge to a Better Community

BLDG ADDRESS 1315 Chipeta Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 422

TAX SCHEDULE NO. 2945-132-10-002 SQ. FT. OF EXISTING BLDGS 2424

SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2848

FILING _____ BLK 2 LOT 5 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Troy and Michael Lefebvre NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 1315 Chipeta Ave USE OF EXISTING BUILDINGS residential

(1) TELEPHONE 970-255-1066 DESCRIPTION OF WORK & INTENDED USE bedroom + bath addition

(2) APPLICANT owner TYPE OF HOME PROPOSED:

(2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE _____ _____ Manufactured Home (HUD)
 _____ 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

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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).

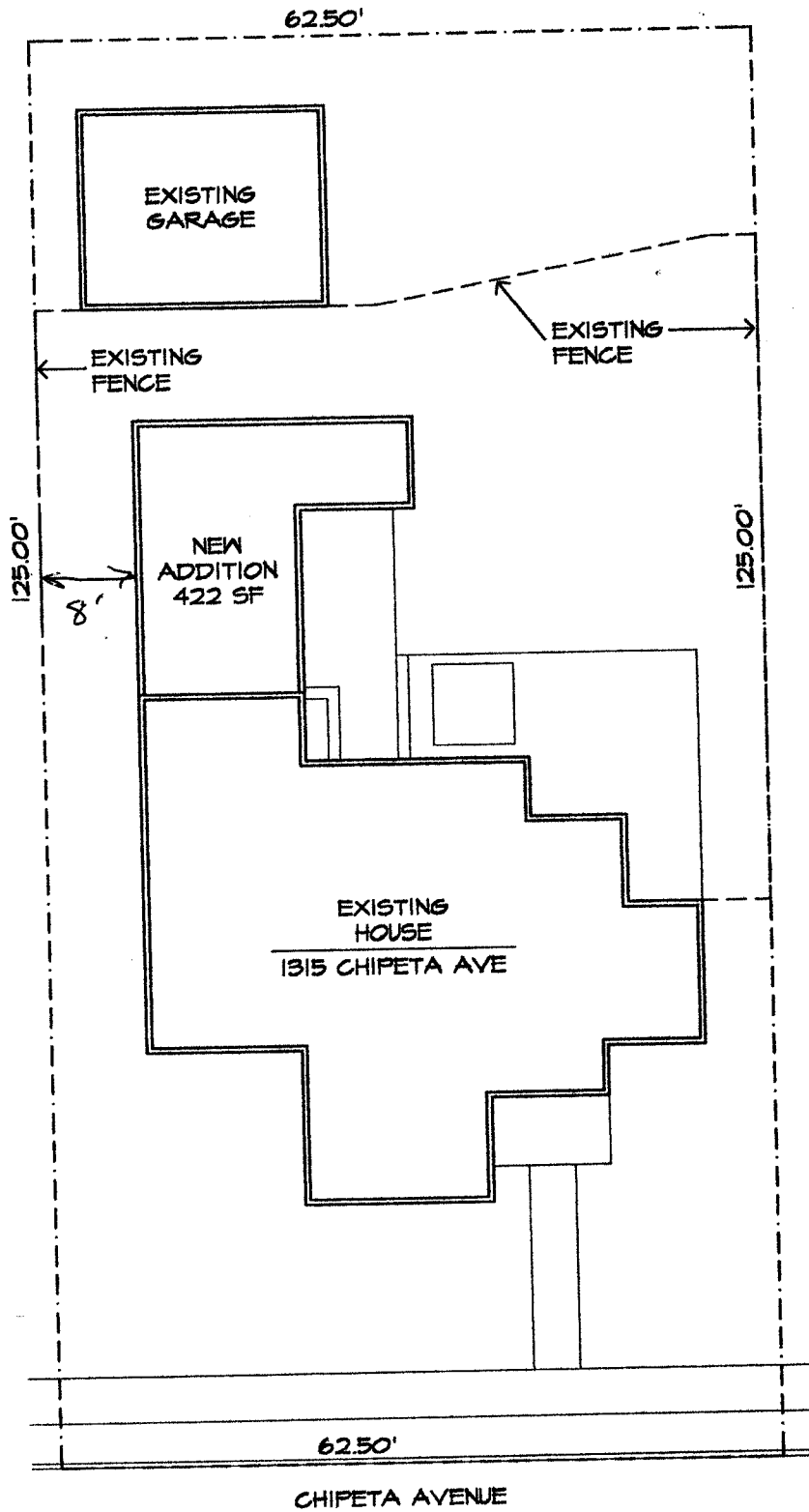
Applicant Signature Troy Lefebvre Date 9/16/02

Department Approval Gayleen Henderson Date 9-17-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Troy Lefebvre</u>		Date <u>9/17/02</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)

9-17-02 *Gayle Henderson*
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANTS
ARE RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



SITE PLAN

SCALE: 1/16" = 1'-0"