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

BLDG PERMIT NO. 88932



Your Bridge to a Better Community

75023-2493

BLDG ADDRESS 424 & 426 N 9th SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945 14140002 SQ. FT. OF EXISTING BLDGS 1150

SUBDIVISION \_\_\_\_\_ TOTAL SQ. FT. OF EXISTING & PROPOSED 1150

FILING \_\_\_\_\_ BLK 69 LOT 142 NO. OF DWELLING UNITS:

(1) OWNER Darren Cook & Robert Lovelace Before: 2 After: 2 this Construction

(1) ADDRESS 961 Chipeta Avenue NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 255-8732 Before: 1 After: 1 this Construction

(2) APPLICANT Darren Cook USE OF EXISTING BUILDINGS rental

(2) ADDRESS 961 Chipeta Avenue DESCRIPTION OF WORK & INTENDED USE interior remodel/ rental

(2) TELEPHONE 255-8732 TYPE OF HOME PROPOSED:

- \_\_\_\_ Site Built      \_\_\_\_ Manufactured Home (UBC)
- \_\_\_\_ Manufactured Home (HUD)
- Other (please specify) existing ~~rental~~ duplex  
same use intended.

**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 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 Darren Cook Date 4/4/03

Department Approval Yvonne Magon Date 4/4/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	TWO No <u>interior remodel</u>
Utility Accounting	<u>Dottie Konover</u>	Date	<u>4-4-03</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)