

| | |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | None |
| SIF \$ | None |

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

BLDG PERMIT NO. 87748



Your Bridge to a Better Community

BLDG ADDRESS 1810 Chipeta Avenue

SQ. FT. OF PROPOSED BLDGS/ADDITION House 220 / garage 140

TAX SCHEDULE NO 2945-132-23-007
 Lot 7 Greenwood Sub. A Repl of

SQ. FT. OF EXISTING BLDGS 1892

SUBDIVISION lots 1-13 Block 12 Slocombs
 Addition to G.J. Sec 13-15-1w

TOTAL SQ. FT. OF EXISTING & PROPOSED 2252

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Steven Cook

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction

(1) ADDRESS 1810 Chipeta Avenue

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 970-243-8758

DESCRIPTION OF WORK & INTENDED USE Living Room addition
Garage addition

(2) APPLICANT Steven Cook

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

(2) ADDRESS 1810 Chipeta Avenue

(2) TELEPHONE 970-243-8758

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' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 10' 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 [Signature]

Date 1-9-03

Department Approval [Signature]

Date 1/10/03

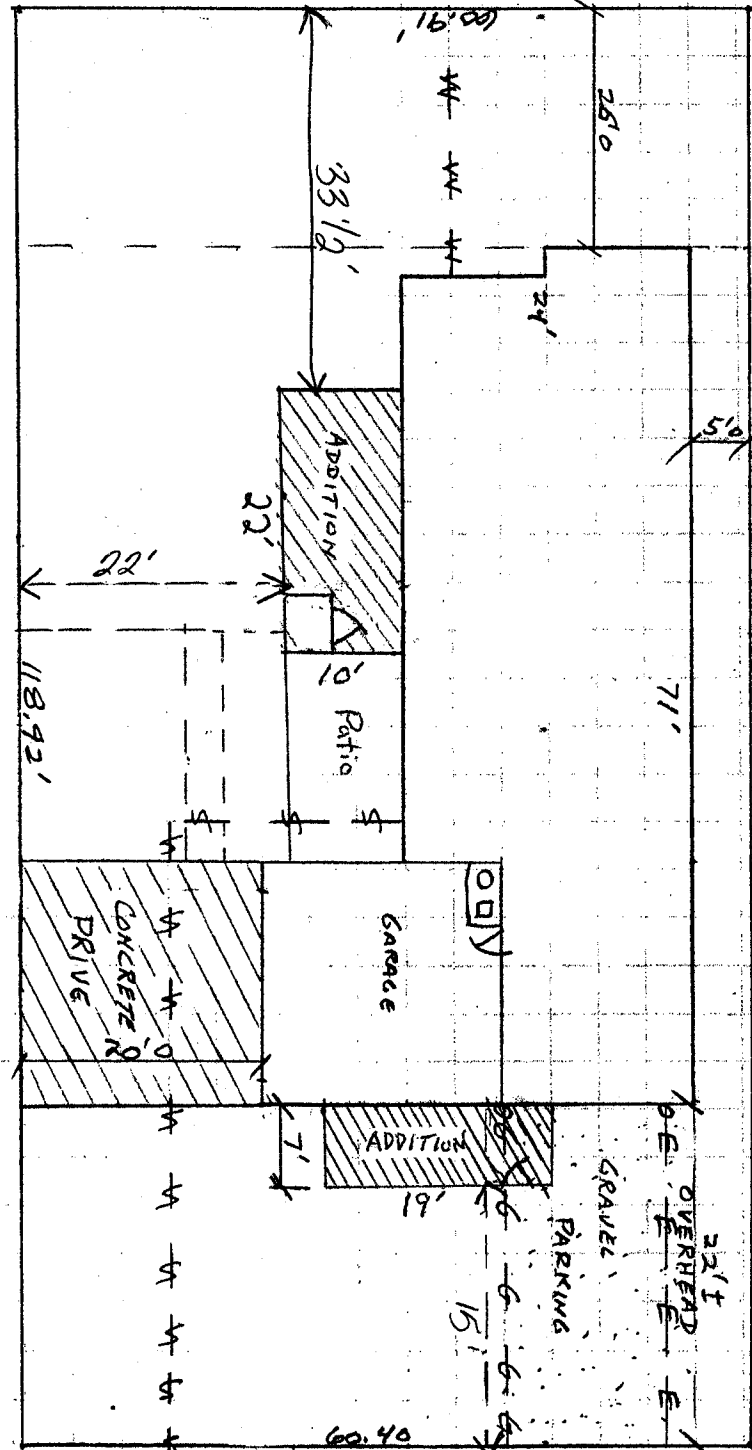
| | | | |
|--------------------------------------------------------|----------------------|----------------------------------------|------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>no chg in use</u> |
| Utility Accounting | <u>Marshall Cole</u> | | Date <u>1/10/03</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)

1/8" = 2'0

JOB NAME: STEVE & SONIA COOK RESIDENCE
LOCATION: 1810 CHIQUITA AVE.
JOB #: SITE PLAN
BY: R. COOK
DATE: 12/2/02
SALESMAN:

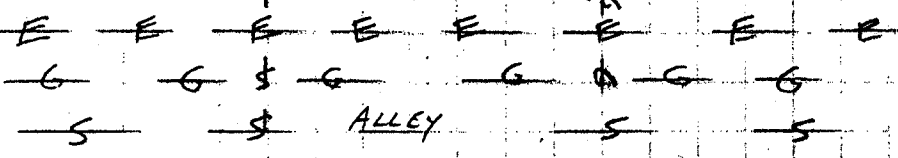


CHIQUITA

ACCEPTED *Wishu Oregon 1/10/03*
 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

ACCEPTED *Romce 6/7/95*
 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.

OVERHEAD ELECTRIC, Telephone & Cable TV



Technical Representative
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