

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

72880-2596
Building Address 605 Chipeta Ave
Parcel No. 2945-142-31-002
Subdivision _____
Filing _____ Block 61 Lot 3+4

No. of Existing Bldgs 2 Proposed 1
1 OUTBUILDING TO BE REMOVED
Sq. Ft. of Existing Bldgs 2300 Proposed 16 X 24
Sq. Ft. of Lot / Parcel 6250
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200

OWNER INFORMATION:

Name DENNIS M. HABERKORN
Address 605 CHIPETA AVE
City / State / Zip GRAND JUNCTION/CO-81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): STORAGE SHED

APPLICANT INFORMATION:

Name DENNIS M. HABERKORN
Address 605 CHIPETA AVE
City / State / Zip GRAND JUNCTION CO 81501
Telephone 970-234-1655

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): PRE-BUILT

NOTES: Building Permit Required

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 0.45

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X

Side 3 from PL Rear 5 from PL Parking Requirement NA

Maximum Height of Structure(s) _____ Special Conditions _____

Voting District _____ Driveway Location Approval _____
(Engineer's Initials)

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 1-12-04
Department Approval [Signature] Date 1-12-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>Call individuals</u>	Date <u>1-12-04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

STREET ↑

605 Chipeta

45 EXISTING
HOUSE

29

1-12-04 Gayles Henderson
ACCEPTED
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.

3'

24'

384 SQ FT

Proposed
STORAGE
SHED

16'

5'

ALLEY ↓