

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

4167-2612

(2)

Building Address 815 Chipeta ave

No. of Existing Bldgs 2 No. Proposed _____

Parcel No. 2945-141-34-003

Sq. Ft. of Existing Bldgs 1779 ~~528~~ ²³⁰³ Sq. Ft. Proposed 16 x 24 carpet
(384)

Subdivision _____

Sq. Ft. of Lot / Parcel 6250

Filing _____ Block 63 Lot 344

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2691

OWNER INFORMATION:

Name David + Cindi Scherman

DESCRIPTION OF WORK & INTENDED USE:

Address 815 Chipeta ave

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

City / State / Zip Grand Junction, Co

APPLICANT INFORMATION:

Name David Scherman

***TYPE OF HOME PROPOSED:**

Address 815 Chipeta ave

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

City / State / Zip Grand Junction, Co 81501

NOTES: _____

Telephone 970-242-0052

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)

Permanent Foundation Required: YES _____ NO X

Side 3' from PL Rear 5' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

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 David Scherman Date 7/13/04

Department Approval C. Jay Hall Date 7/13/04

Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. Carport

Utility Accounting _____ Date _____

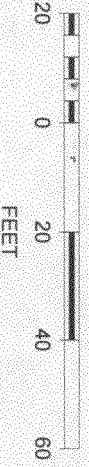
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CHIPETA AVE

N 8TH ST

N 8TH ST

CHIPETA AVE



SCALE 1 : 426

ACCEPTED *Alissa Harp*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

7/13/04

