

FEE \$	10.00
TCP \$	6
SIF \$	6

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 1745 CHIDETA AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 336
 TAX SCHEDULE NO. 2945-132-12-003 SQ. FT. OF EXISTING BLDGS 868
 SUBDIVISION SLOCUMB ADD TOTAL SQ. FT. OF EXISTING & PROPOSED 1204
 FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER VOLNEY F. DE RUSH NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS RESIDENCE
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE GARAGE
 (2) APPLICANT VOLNEY F. DE RUSH TYPE OF HOME PROPOSED:
 (2) ADDRESS 2155 BUFFALO DR _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 242-9596 _____ 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-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 5' 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 Volney F. De Rush Date _____
 Department Approval C. Faye Hall Date 9/13/04

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>John Weholt</u>	Date	<u>9/13/04</u>	

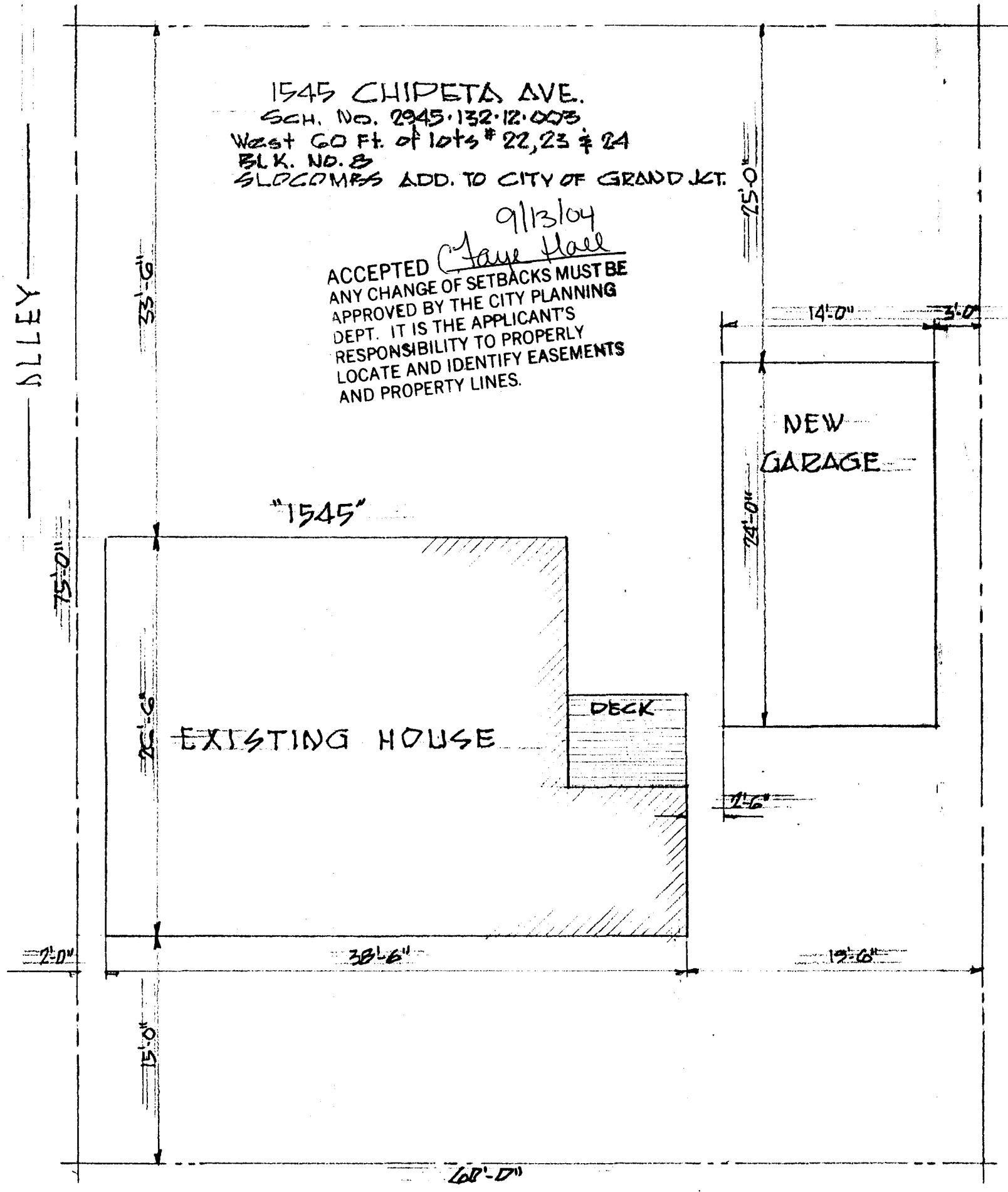
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

CHIPETA AVE.

1545 CHIPETA AVE.
SCH. NO. 2945-132-12-003
West 60 Ft. of lots # 22, 23 & 24
BLK. NO. 8
SLOCOMPS ADD. TO CITY OF GRAND JCT.

9/13/04
ACCEPTED *Case Hall*
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.

ALLEY



33'-6"

75'-0"

14'-0"

5'-0"

"1545"

75'-0"

74'-0"

20'-6"

DECK

EXISTING HOUSE

7'-6"

2'-0"

38'-6"

19'-6"

15'-0"

68'-0"