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

_48747-3026_

Building Address _2010 Chipeta Ave._

Parcel No. _2945-131-19-020_

Subdivision _____

Filing _____ Block _____ Lot _____

No. of Existing Bldgs _3_ Proposed _3_

Sq. Ft. of Existing Bldgs _1200_ Proposed _120_

Sq. Ft. of Lot / Parcel _____

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

OWNER INFORMATION:

Name _Linda Groodmiller_

Address _2010 Chipeta Ave._

City / State / Zip _Grand Jct. CO. 81501_

APPLICANT INFORMATION:

Name _Linda Groodmiller_

Address _2010 Chipeta Ave_

City / State / Zip _Grand Jct. CO. 81501_

Telephone _970-256-0626_

DESCRIPTION OF WORK & INTENDED USE:

☐ New Single Family Home (*check type below)
☑ Interior Remodel ☐ Addition
☐ Other (please specify): _Turn Garage Into A_
Bedroom & Bathroom

*TYPE OF HOME PROPOSED:

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

NOTES: _Just Convert garage into_
Bedroom & Bathroom.
No Kitchen allowed.

REQUIRED: One plot plan, on 8 ½" 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_

SETBACKS: Front _20'_ from property line (PL)

Side _5'_ from PL   Rear _10'_ from PL

Maximum Height of Structure(s) _35'_

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

Maximum coverage of lot by structures _70%_

Permanent Foundation Required: YES _X_ NO _____

Parking Requirement _2_

Special Conditions _Has 2 onsite_
parking spaces in
driveway. No New Kitchen

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 _Linda Goodmiller_   Date _Feb 17- 2004_

Department Approval _Faye Hall_   Date _2/17/04_

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. _garage only_
Utility Accounting _Grover_		Date _2/17/04_	

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)*