

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

BLDG ADDRESS 605 CHIPETA AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 600  
 TAX SCHEDULE NO. 2945-142-31-002 SQ. FT. OF EXISTING BLDGS 2400  
 SUBDIVISION Grand Junction TOTAL SQ. FT. OF EXISTING & PROPOSED 3000  
 FILING \_\_\_\_\_ BLK 61 LOT 3+4 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER DENNIS M. HANBERGER NO. OF BUILDINGS ON PARCEL  
 Before: 2 After: 2 this Construction  
 (1) ADDRESS 605 CHIPETA AVE USE OF EXISTING BUILDINGS RESIDENCE  
 (1) TELEPHONE 970 234 1655 DESCRIPTION OF WORK & INTENDED USE BUILDING A GARAGE  
 (2) APPLICANT DENNIS M. HANBERGER TYPE OF HOME PROPOSED:  
 (2) ADDRESS 605 CHIPETA AVE  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 970 234 1655 \_\_\_\_\_ 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'/25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5'/3' from PL, Rear 10'/5' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions Does not include additional dwelling unit  
 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).

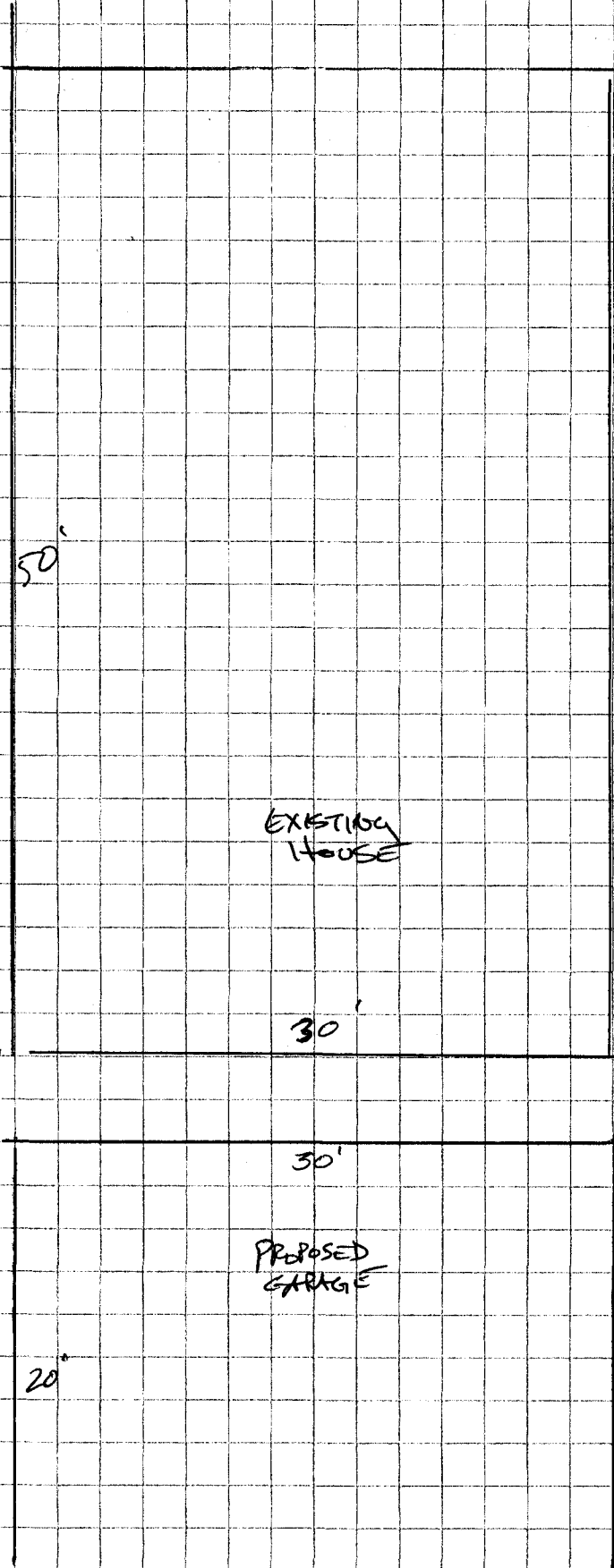
Applicant Signature Dennis M. Hanberger Date 4-5-04  
 Department Approval Gayleen Henderson Date 4-5-04

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No _____
Utility Accounting	<u>Kate Johnson</u>	Date	<u>4/5/04</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)

CHIPETA AVE  
← 50' →  
lot size



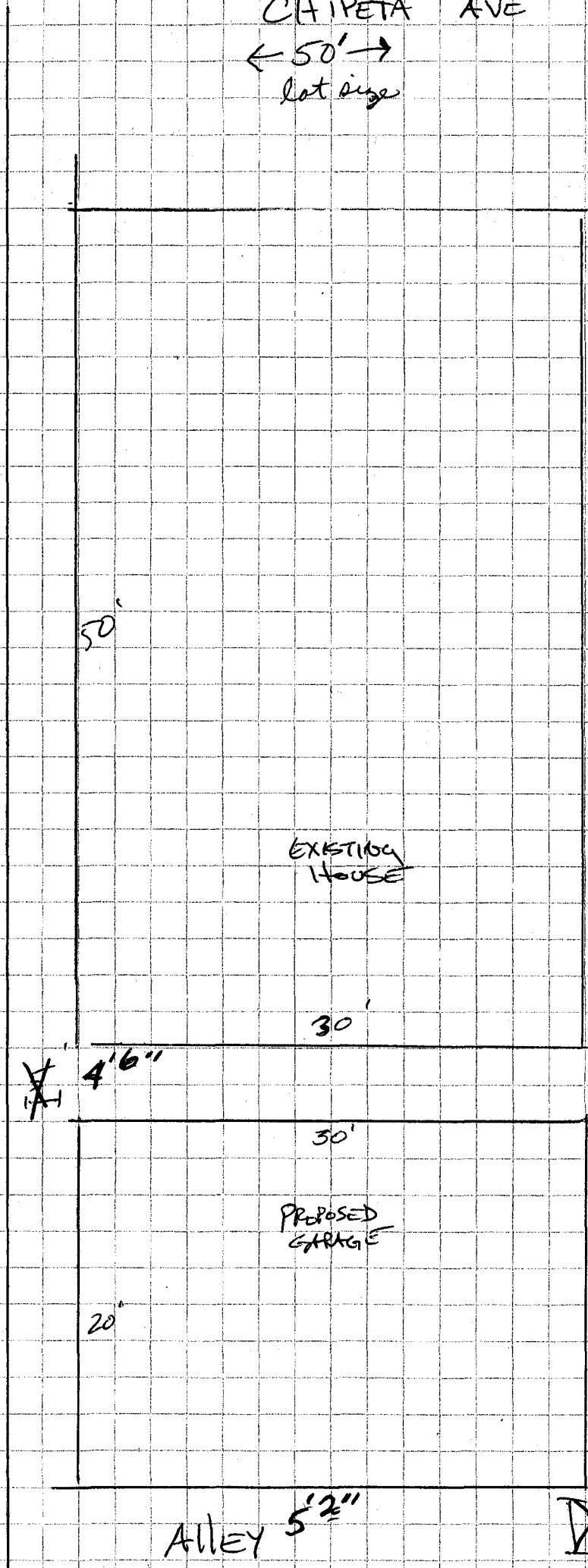
Total Lot = 6250 sq ft

4-5-04  
ACCEPTED *Gayleen Henderson*  
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

7'

CHIPETA AVE  
← 50' →  
lot size



6-3-04 Gayleen Henderson  
ACCEPTED

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Total Lot = 6250 sq ft

4-5-04 Gayleen Henderson  
ACCEPTED

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lot size  
← 125' →

50'

EXISTING HOUSE

30'

4'6"

30'

PROPOSED GARAGE

20'

Alley 5'2"

X