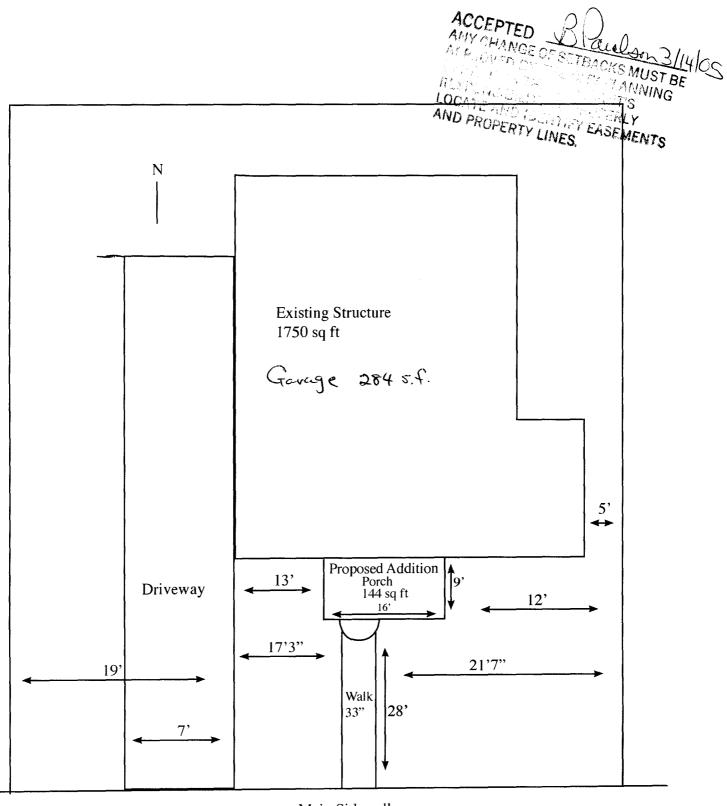
F				
FEE\$ 1000	PLANNING CLEA			
TCP \$ (S	Single Family Residential and A	ccessory Structures)		
SIF \$	Community Developme	ent Department		
Building Address 1320	> Chipeta Ave	No. of Existing Bldgs <u>CML</u> No. Proposed <u>one</u>		
Parcel No2945-132-07-009		Sq. Ft. of Existing Bldgs 1750 Sq. Ft. Proposed		
Subdivision Lincoln Park Add		Sq. Ft. of Lot / Parcel / 79		
Filing Block Lot		Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)2400		
OWNER INFORMATION:		Height of Proposed Structure 13 Feet		
Name Robb r Christ	h Reece	_DESCRIPTION OF WORK & INTENDED USE:		
Address 1320 Chipeta Ave		New Single Family Home (*check type below)		
		Other (please specify): front porch		
City/State/Zip <u>GT CO 81501</u>		Coverad		
APPLICANT INFORMATION	1:	*TYPE OF HOME PROPOSED:		
Name Same		Manufactured Home (HUD)		
Address		Other (please specify):		
City / State / Zip		NOTES: Covered Grant Dorch		
Telephone 970-25	57-1041			
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 T	O BE COMPLETED BY COM	MUNITY DEVELOPMENT DEPARTMENT STAFF		
ZONE RMF-5		Maximum coverage of lot by structures (60%)		
SETBACKS: Front_20'	from property line (PL)	Permanent Foundation Required: YESNO		
Side from PL	Rear 25^{\prime} from PL	Parking Requirement		
Maximum Height of Structure	(s) <u>35'</u>	Special Conditions		
	Driveway			
Voting District	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 (Multi H Helle Date 3-13-05				
Department Approval	paulaen	Date 3-14-05		
Additional water and/or sewer	tap fee(s) are required: YES	S NO W/O No.		
Utility Accounting Currolt Date 3/14/25				
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)				

VALID FOR SIX MONTRS	S FRUM DATE OF 1330/	ANCE (Section 2.2.0.) Granu Ju
(White: Planning)	(Yellow: Customer)	(Pink: Building Department)

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(Goldenrod: Utility Accounting)



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Main Sidewalk