

FEE \$	1000
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____

Building Address 1360 Chipeta Ave.
 Parcel No. 2945-132-07014
 Subdivision Lincoln Park
 Filing 0 Block 2 Lot 1918,17

No. of Existing Bldgs 2 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1578 Sq. Ft. Proposed 668 sq ft
 Sq. Ft. of Lot / Parcel 9415.74
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name John & Penny Hopkins
 Address 1360 Chipeta Ave
 City / State / Zip Grand Jct. Co 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name J.B. Wood Const.
 Address 314 Talon Dr
 City / State / Zip Grand Jct. Co 81507
 Telephone 261-8650

***TYPE OF HOME PROPOSED:**

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

NOTES: Detached Garage -
Using existing Driveway

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 <u>RMF-5 - Accessory</u> <u>Detached</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval <u>Existing</u> (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).

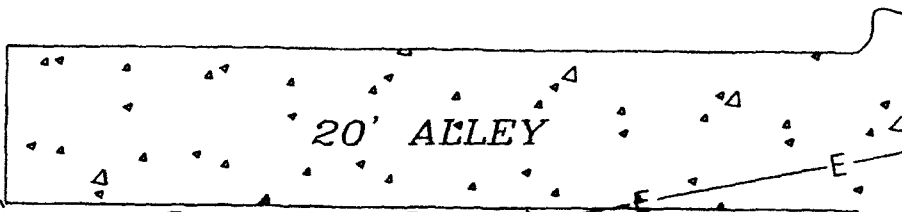
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature John Atencio Date 3-23-05
 Department Approval B Paulsen Date 2/28/05

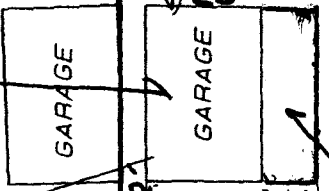
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting <u>D Overholt</u>	Date <u>3/2/05</u>		

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)

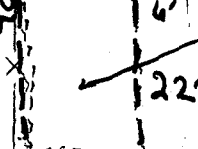
20' set back



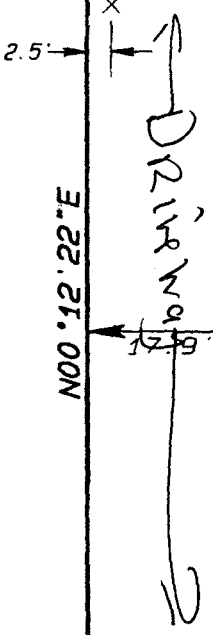
Existing Garage



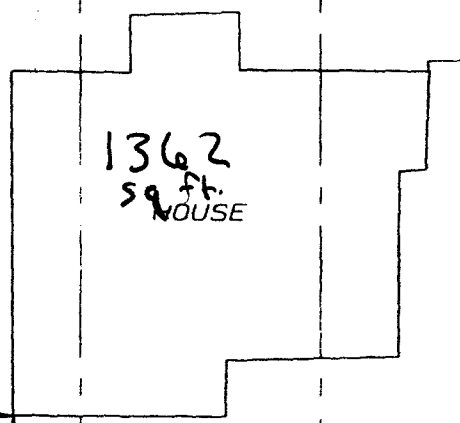
New Garage



New Garage 3' set back



1362 sq. ft. HOUSE



± 0.2 ACRES
ACCEPTED
ANY CHANGES TO SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY IS TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Wade Wagon

3/2/05

3" W

BASIS OF BEARING from G. V. A. L. C. S.

479.84'

CHIPETA AVENUE (80' R.O.W.)

drive on
3/2/05

14TH STREET (80' R.O.W.)

500' 12' 45" W

N00° 12' 22" E

S89° 54' 13" E

74.99'

500' 12' 45" W

125.56'

N89° 54' 13" W

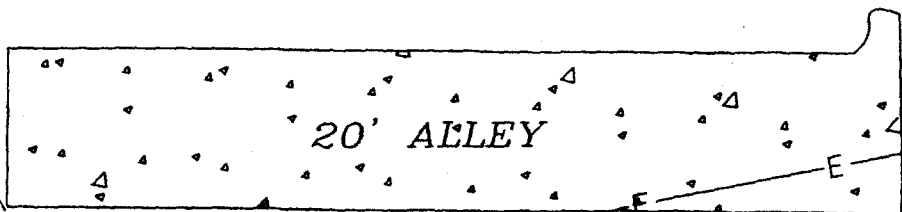
74.97'

20'

20'

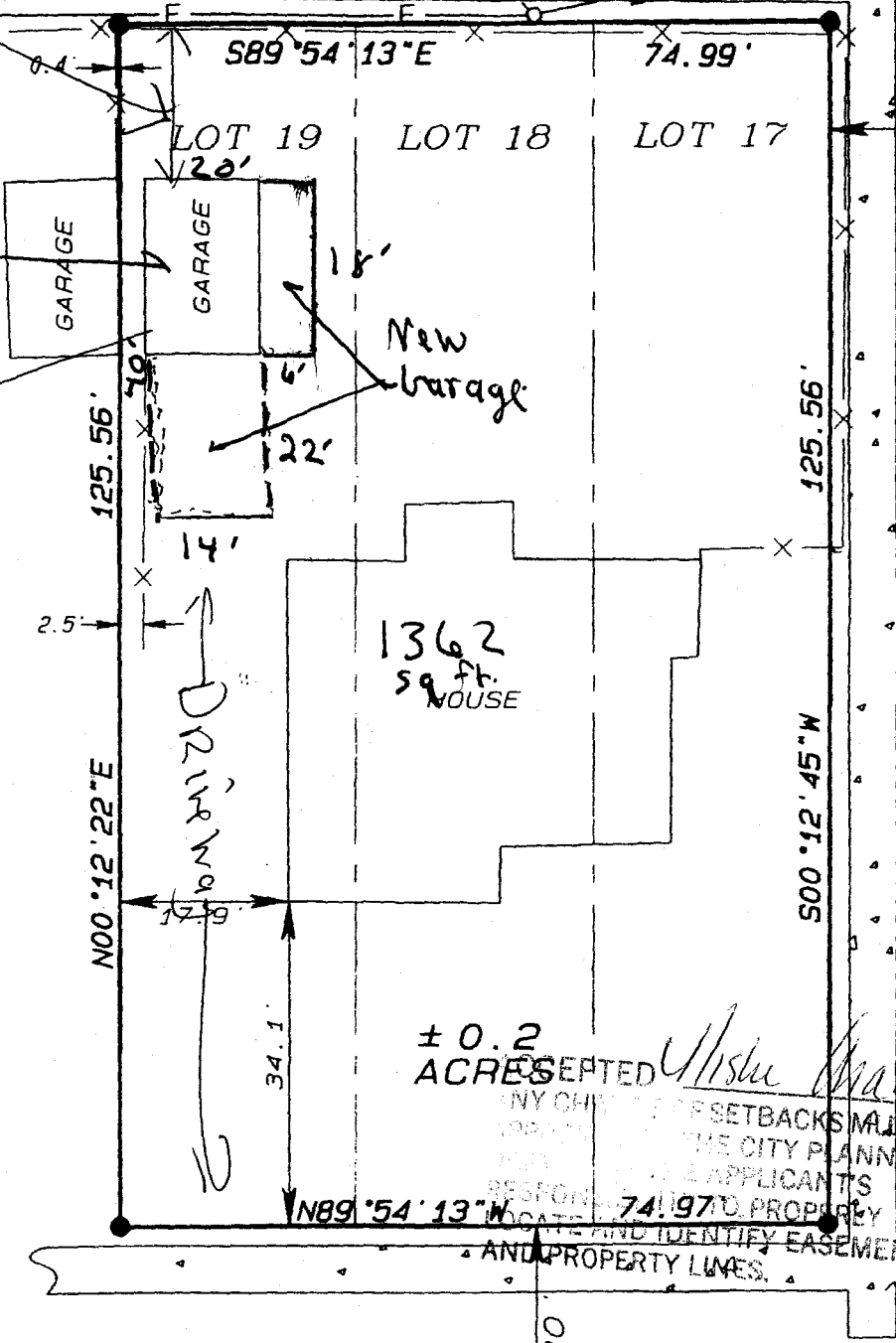
39

#1916
119.6
back



Existing Garage

New Garage 3' setback



14TH STREET (80' R.O.W.)

3" W

BASIS OF BEARING from G.V.A.L.C.S.

479.84'

1360
CHIPETA AVENUE (80' R.O.W.)

3-28-05
ACCEPTED Dayleen 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.

drive on
3/2/05

± 0.2 ACCEPTED
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.

3/2/05