

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 1435 CHIPETA AVE
 Parcel No. 2945-132-11-005
 Subdivision Dundee Place Sub
 Filing _____ Block 3 Lot 9+10

No. of Existing Bldgs 2 No. Proposed 3
 Sq. Ft. of Existing Bldgs 1400+ Sq. Ft. Proposed 1084
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 8' max

OWNER INFORMATION:

Name JOSH TOBIN
 Address 1435 CHIPETA AVE
 City / State / Zip GRAND JUNCTION, COLO. 81501

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): GREEN HOUSE - GARDENING

APPLICANT INFORMATION:

Name JOSH TOBIN
 Address 1435 CHIPETA AVE.
 City / State / Zip G.J. COLO 81501
 Telephone (970) 243-0737

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'/3'</u> from PL Rear <u>10'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District _____	Driveway 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 [Signature] Date 06/22/05
 Department Approval [Signature] Date 6-24-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No _____
Utility Accounting <u>[Signature]</u>	Date <u>6/24/05</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)

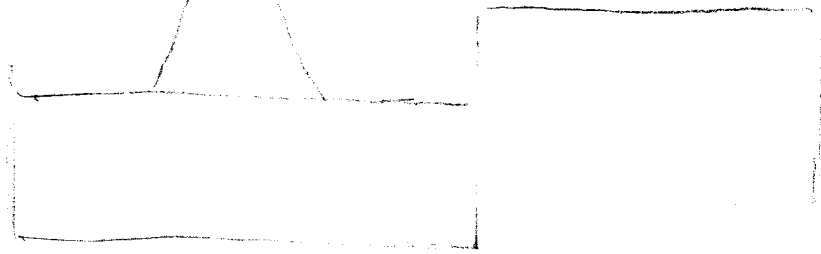
← SIDEWALK →

DRIVEWAY

26'

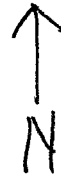
9'

EXISTING FENCE & GATE



HOUSE

1435 CHIPETA AVE.
G.J. COLO 81501



8'6"

3'2"

EXISTING GATE

23'

18'x14' EXISTING DECK

12'x20' EXISTING DECK

(ELM)

(ELM)

EXISTING FENCE

6-24-05

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.

EXISTING SHED 12'x20'

PROPOSED GREEN HOUSE 9'x12'

7' TO PROPERTY LINE

EXISTING GATE

EXISTING FENCE

EXISTING DECK 11x10

ALLEY → 3'3"

DO NOT SETBACK 1 LINE

3'

4'

3'