

4033-2898

FEE \$	5.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 226 CHIPETA AVE No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2945-142-26-016 Sq. Ft. of Existing Bldgs ~1044 Sq. Ft. Proposed 0
 Subdivision _____ Sq. Ft. of Lot / Parcel .144 ac.
 Filing _____ Block _____ Lot _____ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name FLOYD L. VINTON
 Address 226 CHIPETA AVE
 City / State / Zip GAD, JCT, 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SAME
 Address _____
 City / State / Zip _____
 Telephone 242-7095

*TYPE OF HOME PROPOSED:

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

NOTES:

NO charge sewer water -

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 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35 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 Floyd L. Vinton Date 10-26-06
 Department Approval Judith A. Ray Date 10/26/2006

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____
 Utility Accounting [Signature] Date 10/26/06

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)