

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

83845-2712 -

Building Address 1320 chipeta Ave  
 Parcel No. 2945-132-07-009  
 Subdivision city GS - Lincoln Park  
 Filing \_\_\_\_\_ Block 2 Lot 28-29

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Rob & Christy Reese  
 Address 1320 chipeta Ave  
 City / State / Zip GS, CO, 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name R. G. Lawan Design / Build  
 Address 1041 Ouray Ave  
 City / State / Zip GS, CO, 81501  
 Telephone 209-9971

**\*TYPE OF HOME PROPOSED:**

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

NOTES: - studio over Garage  
- Not for additional living Area (eg. Additional unit)

**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 KMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Side 5'/3' from PL Rear 25'/5' from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District \_\_\_\_\_ Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

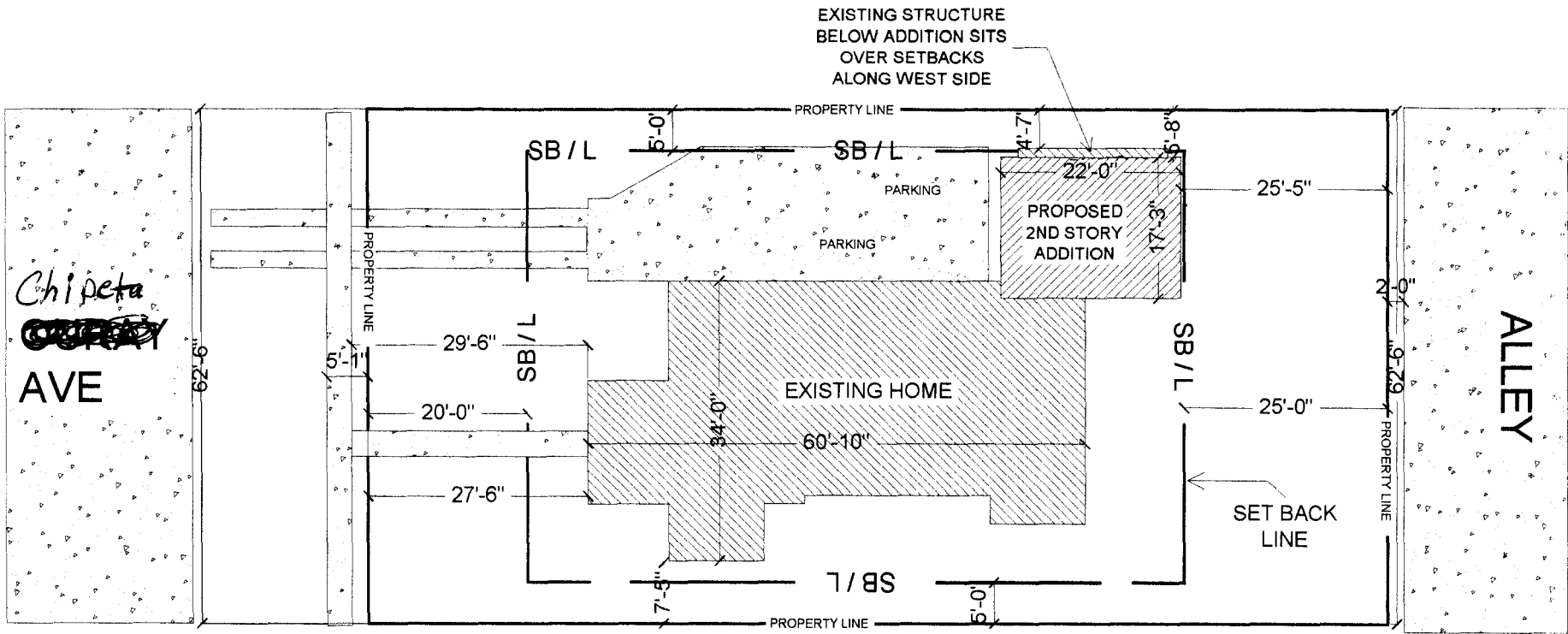
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 R. G. Lawan Date 10-27-06  
 Department Approval Hayden Henderson Date 10-27-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	Date <u>10/27/06</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)



SITE PLAN	SCALE: 1"= 20'
NAME	ROB AND CHRISTI REESE
ADDRESS	1320 CHIPETA AVE.
CITY	GRAND JUNCTION, CO 81501
PARCEL #	2945-132-07-009
ZONING	RMF-5
LOT DIMS	62.5' X 125.4'
SETBACKS	
FRONT	20 FEET
SIDE	5 FEET
REAR	25 FEET
SQUARE FOOT INFO	
LOT SQUARE FOOTAGE	7835 SQ FT
MAIN LEVEL EXISTING	1354 SQ FT
MAIN LEVEL GARAGE	288 SQ FT
TOTAL LOT BUILDING STRUCTURE FOOTPRINT	1642 SQ FT
UPPER LEVEL EXISTING MASTER BEDROOM	319 SQ FT
UPPER LEVEL ADDITION	336 SQ FT
TOTAL IMERVIOUS SURFACE	2672 SQ FT



10-27-06  
 ACCEPTED  
 ANY CHANGES MUST BE  
 APPROVED BY PLANNING  
 DEPARTMENT  
 BEFORE ANY CONSTRUCTION  
 BEGINS. PLEASE REFER TO  
 THESE NOTES TO CORRECTLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Paula Henderson*