

4337-2707

FEE \$	10,00
TCP \$	9
SIF \$	1

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 1360 Chipeta Ave. No. of Existing Bldgs 2 No. Proposed _____
 Parcel No. 2945-132-02-014 Sq. Ft. of Existing Bldgs 1578 Sq. Ft. Proposed _____
 Subdivision Lincoln Park Sq. Ft. of Lot / Parcel _____
 Filing 0 Block 2 Lot 19,18,17 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name John + Penny Hopkins
 Address 1360 Chipeta Ave.
 City / State / Zip G.S. Colo. 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): Basement Remodel
replace dry wall

APPLICANT INFORMATION:

Name Garrett Walker
 Address 879 24 Road
 City / State / Zip Grand Jct Colo. 81505
 Telephone 241-9020

- *TYPE OF HOME PROPOSED: NO Apt
- 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-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 _____ (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).

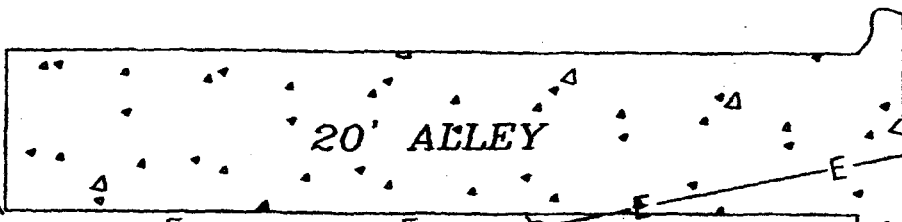
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5/30/06
 Department Approval [Signature] Date 5-30-06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charges</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/30/06</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)

Set back
11.9' 11"

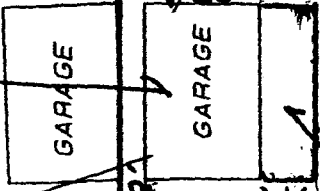


20' ALLEY

S89°54'13"E 74.99'

LOT 19 LOT 18 LOT 17

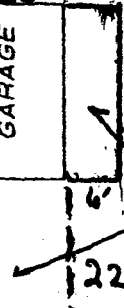
Existing Garage



GARAGE

GARAGE

New Garage



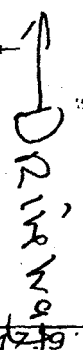
New Garage 3' set back.

125.56'

125.56'

Basement remodel only

1362 sq. ft. HOUSE



DRIVEWAY

N00°12'22"E

S00°12'45"W

± 0.2 ACRES

Wishu Wagon

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.

S00°12'45"W

5-30-06
SETBACKS MUST BE IDENTIFIED BY THE APPLICANT AND PROPERTY LINES.

3"W BASIS OF BEARING from G.V.A.L.C.S. 479.84'

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

3-28-05
ACCEPTED Gaylen 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

drive on