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TCP \$
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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

123652-2762
 Building Address 552 CHIPETA AVE
 Parcel No. 2945-142-29-013
 Subdivision _____
 Filing _____ Block 51 Lot 19820

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 2072 Sq. Ft. Proposed 576
 Sq. Ft. of Lot / Parcel 6250 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1,840 SF
 Height of Proposed Structure 13'

OWNER INFORMATION:

Name DAVID & KRISTIN AUDINO
 Address 552 CHIPETA AVE.
 City / State / Zip G.J., CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): 24' x 24' DETACHED GARAGE

APPLICANT INFORMATION:

Name MOR STORAGE SALES
 Address 3010 I-70B
 City / State / Zip G.J., CO 81504
 Telephone 254-0460

***TYPE OF HOME PROPOSED:**

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

NOTES: 24' x 24' DETACHED GARAGE

demo old shed

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 PLANNING STAFF

ZONE R8 Maximum coverage of lot by structures 70
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35 Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 9-8-08
 Planning Approval C McKee Date 9/10/08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO W/PSW CHANGE</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/10/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DAVID AUDINO
552 CHIPETA

ACCEPTED *[Signature]*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

