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# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

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

Building Address 603 CHIPETA AVE.

Parcel No. 2945-142-31-001

Subdivision \_\_\_\_\_

Filing \_\_\_\_\_ Block 61 Lot 1+2

**OWNER INFORMATION:**

Name MICHAEL J. McDERMOTT

Address 603 CHIPETA AVE.

City / State / Zip GRAND JCT., CO 81501

**APPLICANT INFORMATION:**

Name \_\_\_\_\_

Address \_\_\_\_\_

City / State / Zip \_\_\_\_\_

Telephone 243-2178 216-2108

No. of Existing Bldgs 1 No. Proposed 1

Sq. Ft. of Existing Bldgs 948 Sq. Ft. Proposed 48

Sq. Ft. of Lot / Parcel 6,490

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

Height of Proposed Structure \_\_\_\_\_

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): REPLACE EXISTING PORCH & Enclose portion.

**\*TYPE OF HOME PROPOSED:**

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

NOTES: PAY

**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 R-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 15 from property line (PL)

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 5 from PL Rear 10 from PL

Parking Requirement 3

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 Michael J. McDermott Date 6-9-08

Department Approval Paul Houbel Date 6/10/08

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
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Utility Accounting <u>U. Bensey</u>	Date <u>6/10/08</u>
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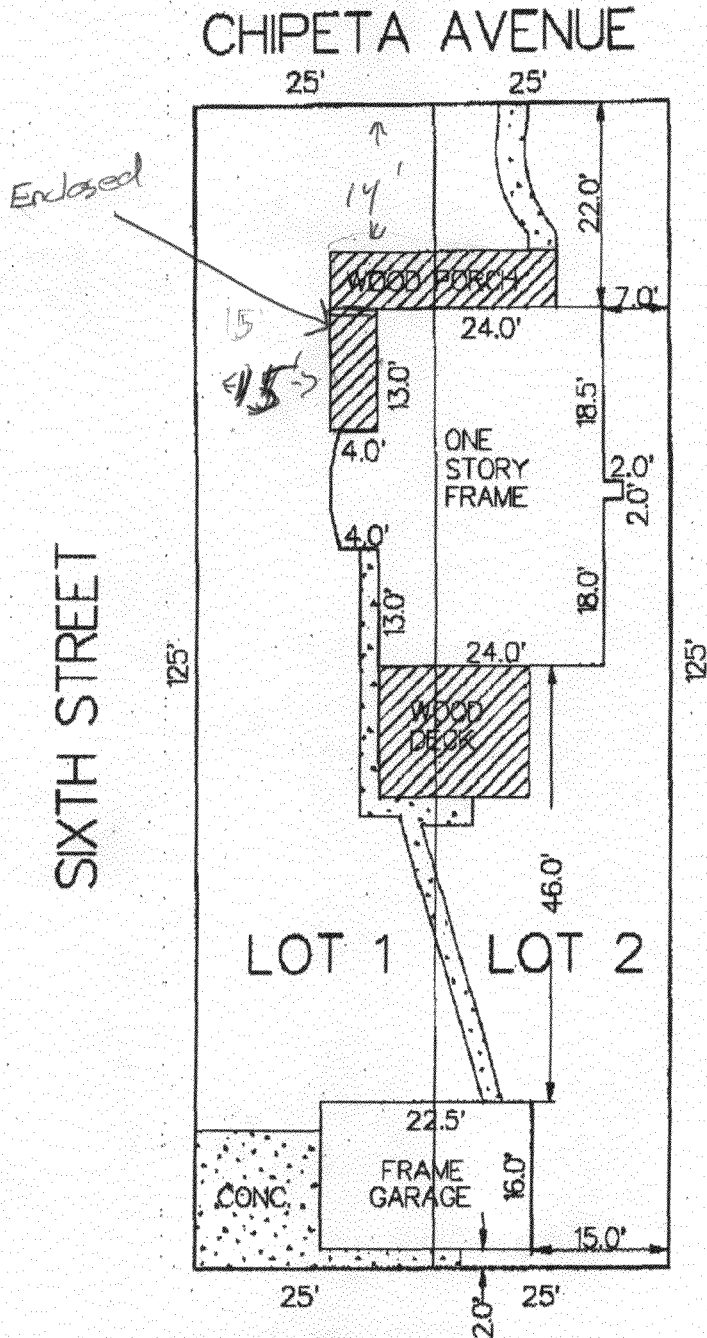
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# IMPROVEMENT LOCATION CERTIFICATE

603 CHIPETA AVENUE

McDERMOTT ACCT.  
ABSTRACT & TITLE

LOTS 1 AND 2 IN BLOCK 61 OF THE CITY OF GRAND JUNCTION,  
MESA COUNTY, COLORADO.



ACCEPTED *Paul Humber*  
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.



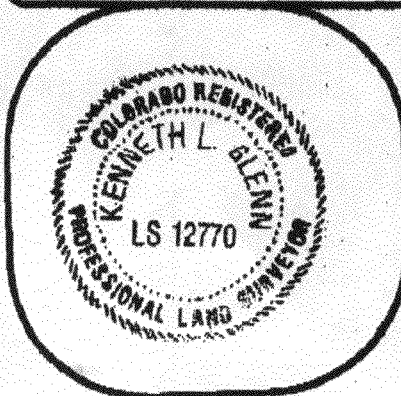
SCALE: 1" = 20'

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR P.H.H. MORTGAGE,  
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT  
OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON  
THIS DATE, 08/01/97 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS  
SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS  
INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS  
NOTED.

● = FOUND PIN

*Kenneth L. Glenn*  
KENNETH L. GLENN R.L.S. 12770



## SURVEYIT

PHONE: 970-245-3777 FAX: 241-4847



by GLENN

MAILING:  
2754 COMPASS DRIVE  
SUITE 195  
GRAND JUNCTION, CO. 81506

SURVEYED BY: K.G.

DATE SURVEYED: 08/01/97

DRAWN BY: J.H.

DATE DRAWN: 08/01/97

REVISION:

SCALE: 1" = 20'