

FEE \$	13.00
TCP \$	/
SIF \$	/

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 840 Chipeta Ave No. of Existing Bldgs 3 No. Proposed 3
 Parcel No. 2945-141-27-015-9044 Sq. Ft. of Existing Bldgs 1974 Sq. Ft. of Existing Bldgs 1734 Sq. Ft. Proposed 441 2175
 Subdivision _____ Sq. Ft. of Lot / Parcel 6250 .135 ac = 5,880
 Filing _____ Block 48 Lot 22+23 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2175 36%
 Height of Proposed Structure 14 FT

OWNER INFORMATION:

Name George & Elaine Rau
 Address 840 Chipeta Ave
 City / State / Zip GJ, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name George & Elaine Rau
 Address 840 Chipeta Ave
 City / State / Zip GJ, CO 81501

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): addition to existing main house

Telephone 970-260-8888 Bob Joiner
260-5592

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 20 ~~20.25~~ from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 10 from PL Parking Requirement 2
 Maximum Height of Structure(s) 35 Special Conditions No kitchen facilities in addition allowed. See Declaration of Non-Conforming Structure attached.
 Voting District _____ Driveway Location Approval existing (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 Elaine Rau Date 5/2/08
 Department Approval Judith A. Joiner Date 5/6/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No.
 Utility Accounting C. Bensley Date 5/8/08

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)

PAID
 MAY 12 2008
 TB

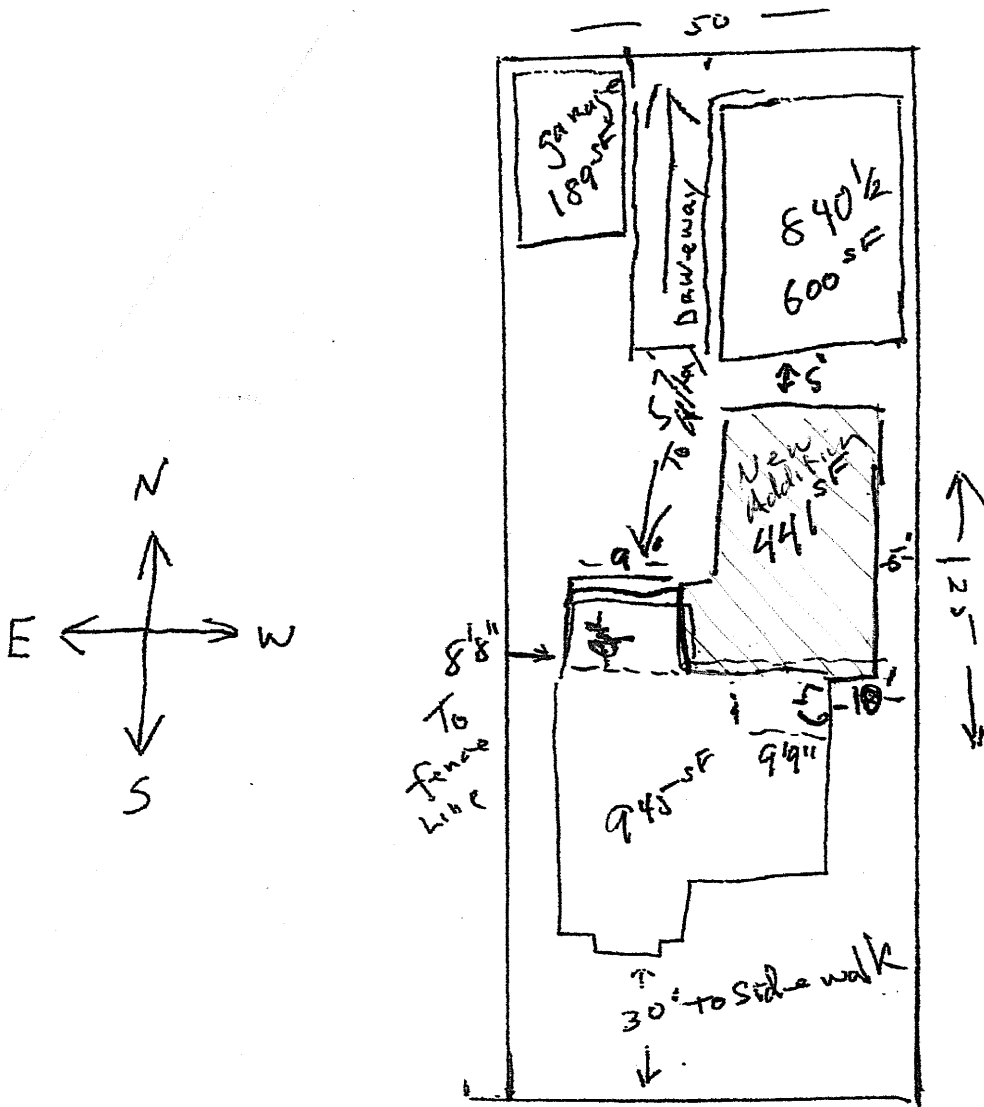
ACCEPTED *Judith Furr 5/6/08*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

840 Chipeta Ave
 Grand Junction
 Co

Parcel 2945-141-015
 90149

Block 48

Lot 22+23
 522 FT



Lot 6250 SF

Present Coverage 1734 = 27.75% Lot Coverage

Proposed 2175 = 35% Lot Coverage



CODE ENFORCEMENT

DECLARATION OF NON-CONFORMING USE/STRUCTURE
CITY OF GRAND JUNCTION COLORADO

ADDRESS 840 Chipeta Ave
APPLICANT George and Elaine Rau
NAME/DATE OF ANNEXATION Grand Junction/prior to 1900

The following legal non-conforming condition existed at the time the current zoning code was approved.

COMMENTS: According to Mesa County Assessor's records, the principal structure and accessory dwelling unit were built in 1900. The accessory dwelling unit is located in the rear yard. It is non-conforming because it does not meet the setbacks as described in Chapter 3 of the City of Grand Junction Zoning and Development Code. The current accessory dwelling unit structure and use may continue as a non-conformity, but no changes, additions or expansion may occur except as allowed by Chapter 3.8.

I confirm that the information above is a true depiction of this property as it exists on this date.

Elaine Rau 5/2/03
Applicant Signature Date

Note: Call the Code Enforcement Division at 244-1593 if you have questions

Office Use Only Below These Lines

Parcel Number 2945-014-27-015 Zone R-8
Owner Name/Address George and Elaine Rau
Reviewed by _____ Date _____
Comments _____

840 Chipeta Ave April 2008



SCALE 1 : 509

