

FEE \$	10 ⁻
TCP \$	1550
SIF \$	

PLANNING CLEARANCE

BLDG PERMIT NO. 12

(Single Family Residential and Accessory Structures)
Community Development Department

4783-2995

Building Address 1810 Chipeta Avenue

No. of Existing Bldgs 2 No. Proposed 2

Parcel No. 2945-132-23-007
 Lot 7 Greenwood Sub A Replat of lots

Sq. Ft. of Existing Bldgs 2352 Sq. Ft. Proposed 203/60
 age Bathroom

Subdivision 1-13 Block 12 Slocombs addition to
GJ Sec 13-15-1W

Sq. Ft. of Lot / Parcel 7,190

Filing Block 12 Lot 7

Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2957 existing / 3220 Proposed
 Height of Proposed Structure 13'0"

OWNER INFORMATION:

Name Steven and Sonja Cook

DESCRIPTION OF WORK & INTENDED USE:

Address 1810 Chipeta Avenue

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

City / State / Zip Grand Junction, Co 81501

APPLICANT INFORMATION:

Name Steven and Sonja Cook

- *TYPE OF HOME PROPOSED:
- Site Built Manufactured Home (UBC)
 - Manufactured Home (HUD)
 - Other (please specify): _____

Address 1810 Chipeta Avenue

City / State / Zip Grand Junction, Co 81501

NOTES: Add 24'x14' onto existing garage
(previous addition) and add 12'x5' to master bath

Telephone 970-243-8758

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>R-8</u>	Maximum coverage of lot by structures <u>70/70</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u> </u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u> </u>
Voting District <u> </u>	Driveway Location Approval <u> </u> (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 3-27-08

Department Approval Judith A. Puri Date 3-28-08

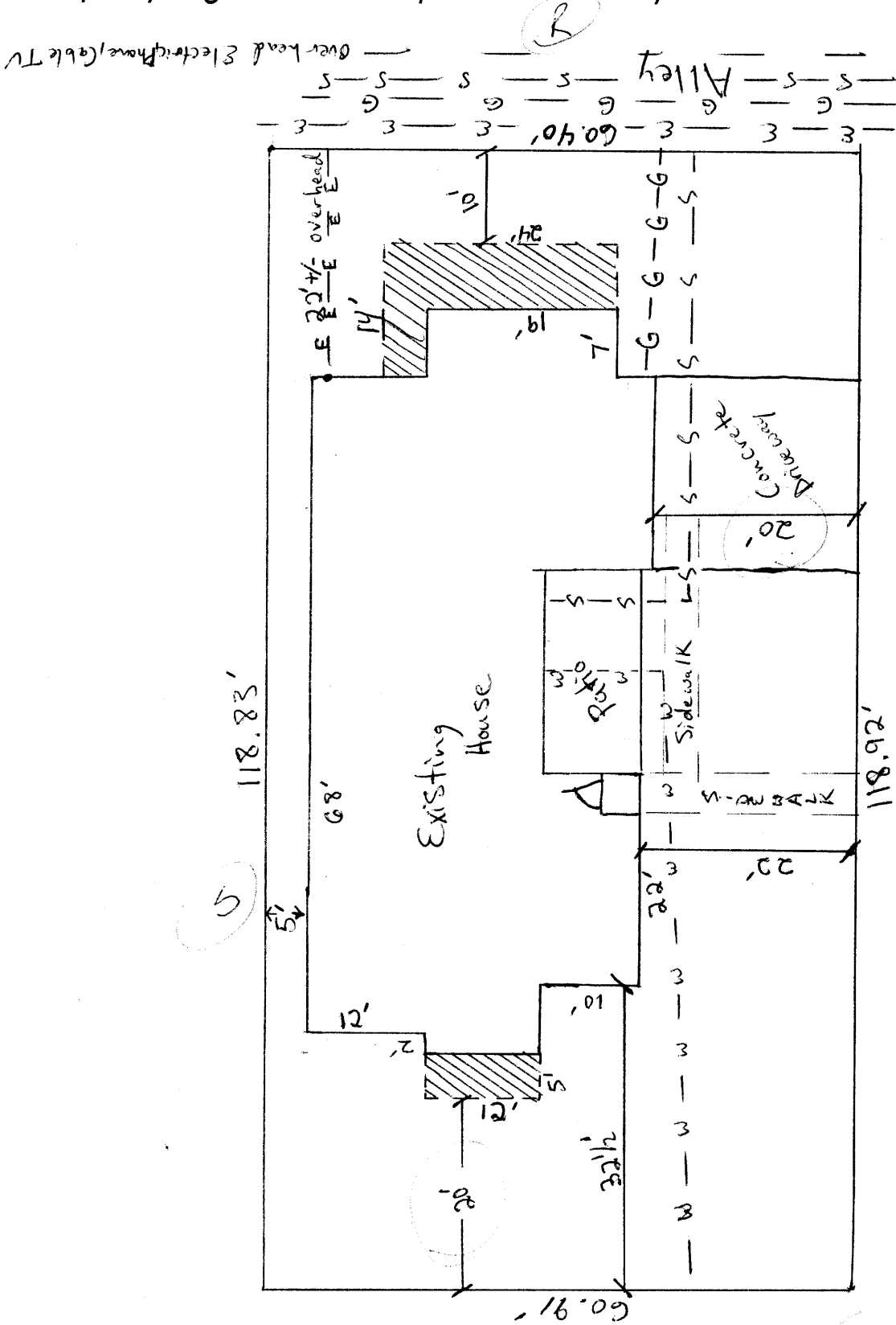
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no change in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>3/28/08</u>		

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)

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CHIPETA AVE
20' Concrete Driveway
= Additions

ACCEPTED *Judith A. Rein*
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.

Job Name _____ Job Number _____
 Location _____ Sheet _____ of _____
 Technical Representative _____
 By _____ Date _____

ROSEBURG

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