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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

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

- # 2613 -

Building Address 821 Chipeta ave  
 Parcel No. 2945-141-34-004  
 Subdivision Grand Junction  
 Filing \_\_\_\_\_ Block 63 Lot 546

No. of Existing Bldgs 2 No. Proposed no dig  
 Sq. Ft. of Existing Bldgs 872 Sq. Ft. Proposed 576  
 Sq. Ft. of Lot / Parcel 6272  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1448  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Joe L. White  
 Address 821 Chipeta ave  
 City / State / Zip grand junction Co 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Garage Storage only

**APPLICANT INFORMATION:**

Name Joe White  
 Address 821 Chipeta ave  
 City / State / Zip grand junction Co 81501  
 Telephone 970 254 8692

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): NO SWER/SEWER

NOTES: removing existing chicken coop once garage built

**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 5 from PL Rear 5 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 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 Joe L. White Date 7/15/09  
 Planning Approval C McKee Date 7/16/09

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>NO SWER/SEWER</u>
Utility Accounting <u>✓</u>	Date _____		

# 821 Chipeta Avenue



SCALE 1 : 261



ACCEPTED  
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.

