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

BLDG PERMIT NO. 2623-01

Building Address 953 Chipeta
 Parcel No. 2945-141-33-007
 Subdivision Grand Junction
 Filing _____ Block 64 Lot 1344

No. of Existing Bldgs 2 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1800 Sq. Ft. Proposed 1969
 Sq. Ft. of Lot / Parcel 6272.64
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1969
 Height of Proposed Structure 13'6" approx

OWNER INFORMATION:

Name BRITTON PURSER
 Address 953 CHIPETA AVE.
 City / State / Zip ES. CO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel
- Addition
- Other (please specify): 10' x 16'3" = 169 SF
 (Actually the existing back porch - not 268 SF as shown on assessors map but 169 SF) - enclosed

APPLICANT INFORMATION:

Name BRITTON PURSER
 Address 953 CHIPETA AVE.
 City / State / Zip ES. CO 81501
 Telephone 970-241-2067

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

NOTES: _____

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 <u>R8</u>	Maximum coverage of lot by structures <u>70</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (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.

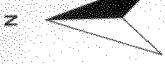
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/29/09
 Planning Approval [Signature] Date 10/29/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no chg in use</u>
Utility Accounting <u>Marshall Cole</u>	Date <u>10/29/09</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)

953 Chipeta



ACCOUNTS MUST BE
A... TRAINING DIVISION.
APPLICANTS RESPONSIBILITY TO
IT IS... IDENTIFY
ESTABLISHMENTS AND PROPERTY LINES.

SCALE 1 : 334

