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

BLDG PERMIT NO. _____

Revised Plan 8/17/09

Building Address 821 Chipeta ave
 Parcel No. 2945-141-34-004
 Subdivision Grand Junction
 Filing _____ Block 63 Lot 576

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): _____

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 <u>R8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>25</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>5</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District _____	Driveway Location Approval _____	Special Conditions _____	
<small>(Engineer's Initials)</small>			

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	NO <input checked="" type="checkbox"/>	W/O No. <u>NO sewer tap charge</u>
Utility Accounting <u>✓</u>	Date _____		

821 Chipeta Avenue



SCALE 1 : 261



ACCEPTED

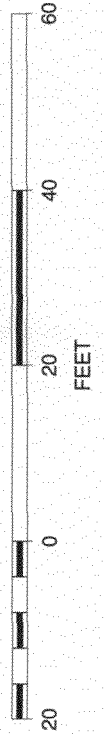
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



821 Chipeta Ave



SCALE 1 : 258



ACCEPTED *Pat Underly* 8/17/09
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Revised Plan

