

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

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



Your Bridge to a Better Community

BLDG ADDRESS 208<sup>206</sup> Chipeta Pines Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1515<sup>house</sup> 500<sup>Garage</sup>

TAX SCHEDULE NO. 2943-294-18-005 SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 2015

FILING 1 BLK 2 LOT 5 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Spec house NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS \_\_\_\_\_ USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT David Painter TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 190 Rosalie DR.

(2) TELEPHONE 245-5621

**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 PR 3.9 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15' from PL, Rear 15' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 13 TRAFFIC 82 ANN# \_\_\_\_\_

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 David Painter Date 11-8-99

Department Approval Pat PSL Date 11-15-99

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12698</u>
Utility Accounting <u>Wanna</u>		Date	<u>11/15/99</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

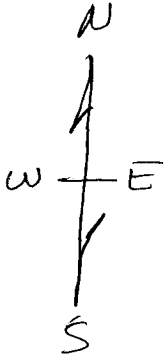
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 6

2943-294-18-005

LOT 5

208 Chipetz Pines Ct

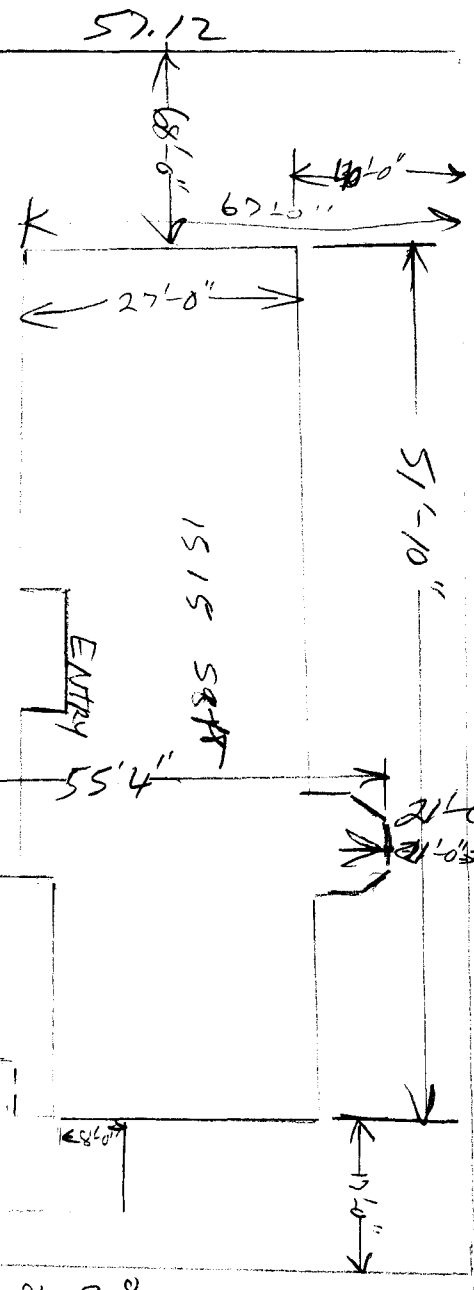


108.76-

25.00-

206 Chipetz Pines Ct

Alaska Morgan 11/12  
 PROPERTY EASEMENTS  
 AND PROPERTY LINES



11/10/99  
 DRIVE O.K.  
 [Signature]

LOT 4