

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

paid 11/15/99
paid 11/15/99
recpt # 10911

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77746



Your Bridge to a Better Community

BLDG ADDRESS 206 Chipeta Pinos Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1592
 TAX SCHEDULE NO. 2943-294-18-005 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Chipeta Pinos TOTAL SQ. FT. OF EXISTING & PROPOSED 2217
 FILING 1 BLK 2 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER John Tufts NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3097 Silvercrest Trail USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 434-2935 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT David Painter TYPE OF HOME PROPOSED:
 (2) ADDRESS 190 Rosalie Dr Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 245-5621 216-6469 _____ Other (please specify) _____

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 2
 Maximum Height 32' Special Conditions reissuing permit due to length of time passed
 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 Dail Part Date 10-30-2000
 Department Approval C Faye Nelson Date 11-2-00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

original clearance expired
reissuing clearance
11/2/00

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

