

all fees PD - no bldg permit issued

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

PLANNING CLEARANCE

BLDG PERMIT NO. ~~12698~~

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

house Gary

BLDG ADDRESS 206 208 Chipeta pines SQ. FT. OF PROPOSED BLDGS/ADDITION 1515 500

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)

(2) ADDRESS 190 Rosalie DR. _____ Manufactured Home (HUD)

(2) TELEPHONE 245-5621 _____ Other (please specify) _____

216-6469
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 P Date 11-15-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12698

Utility Accounting Trace Date 11/15/99

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

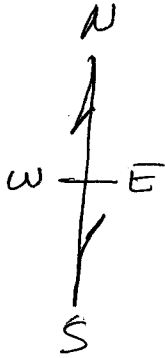
(White: Plannina) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LOT 6

2943-294-18-005

LOT 5

208 Chipetz Pines Ct.



108.76'

25.00'

108.38

136.99

57.12

68'-0"

130'-0"

67'-10"

27'-0"

51'-10"

1515 SFT

55'-4"

GARAGE

445 SFT

32'-0"

12'-0"

DRIVE WAY

17'-0"

208 Chipetz Pines Ct.

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

LOT 4

ACCEPTED *[Signature]* *[Signature]*
 ALL COPIES OF RECORDS MUST
 BE FILED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 ARE RESPONSIBLE TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.