

FEE \$	10 ⁻
TCP \$	500 ⁻
SIF \$	292 ⁻

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 77516



Your Bridge to a Better Community

BLDG ADDRESS 204 Frontier ST. SQ. FT. OF PROPOSED BLDGS/ADDITION 1591

TAX SCHEDULE NO 2943 2941 18-018 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1591

FILING 2 BLK 1 LOT 16 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Gordon & Kristiana Smith NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 204 Frontier USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 241 0325 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Tom Heilig TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2394 SAYRE DR

(2) TELEPHONE 241 0325

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 _____ Special Conditions ACC approval Req'd

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).

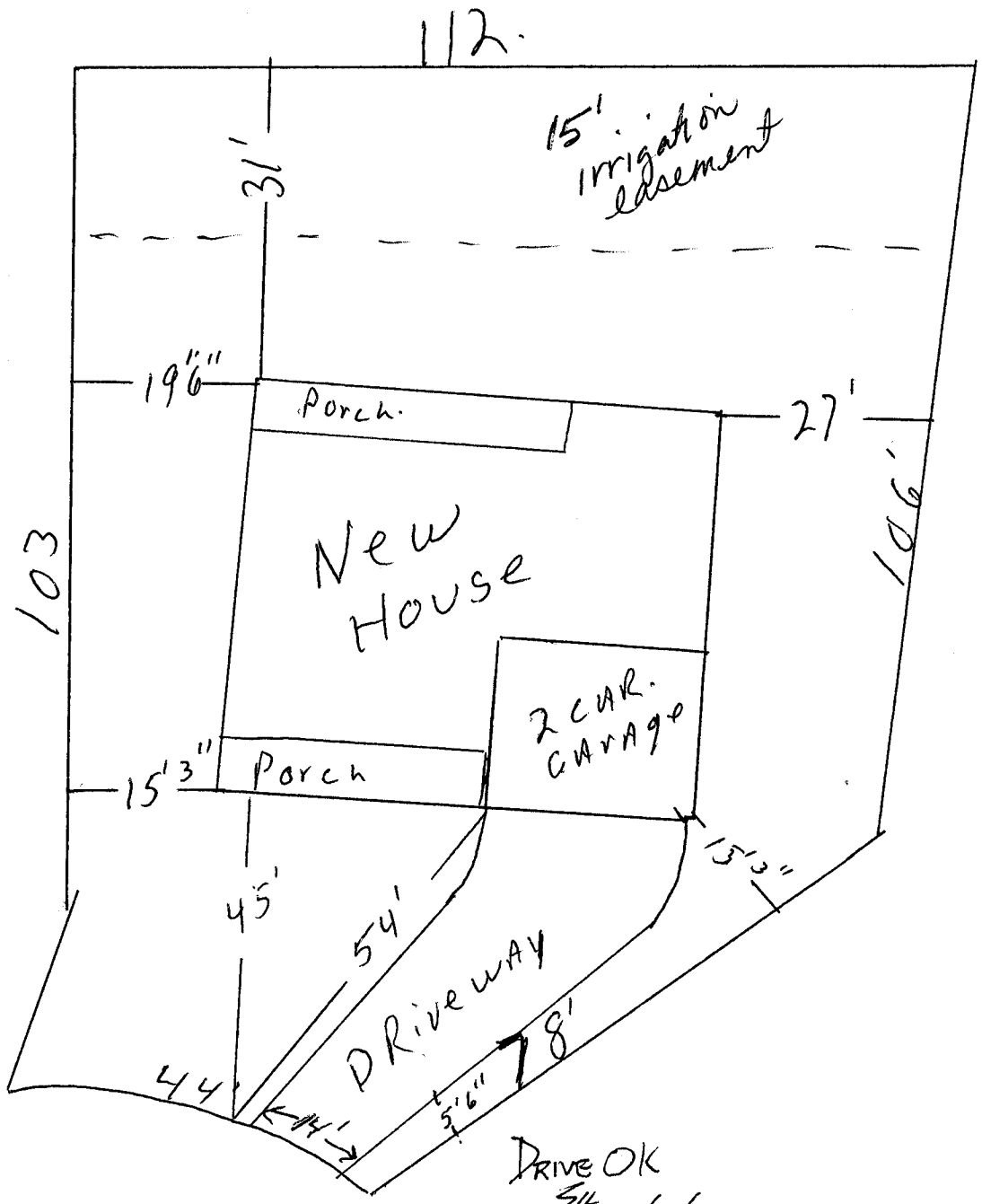
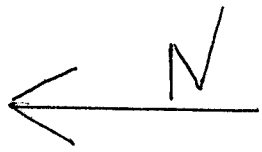
Applicant Signature Thomas Smith Date 11/1/00

Department Approval Tom Heilig Date 11/6/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13516</u>
Utility Accounting	<u>1/1/00</u>	Date	<u>11/6/00</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)



Drive OK
SH 1/2/00

Custom Quality Homes Inc.

LOT 16 B/K1 Filling 2 Chipeta Pines
SUBDIVISION.

11/6/00
ACCEPTED C. J. M. 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.