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



BLDG PERMIT NO. 710355

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

BLDG ADDRESS 214 Frontier St TAX SCHEDULE NO. 2943-294-18-023
 SUBDIVISION Chipeta Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1750
 FILING 2 BLK 1 LOT 21 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Just Companies NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 826 21 1/2 Rd
 (1) TELEPHONE 245-9316 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Just Companies USE OF EXISTING BLDGS N/A
 (2) ADDRESS 826 21 1/2 Rd DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 245-9316 Single Family Residence

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 ~~RSF-4~~ PR 3.9 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10m 15m 5 from PL Rear 15' from PL Special Conditions _____
 Maximum Height _____ CENSUS 13 TRAFFIC 82 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 [Signature] Date 8-11-00
 Department Approval [Signature] Date 8/17/00

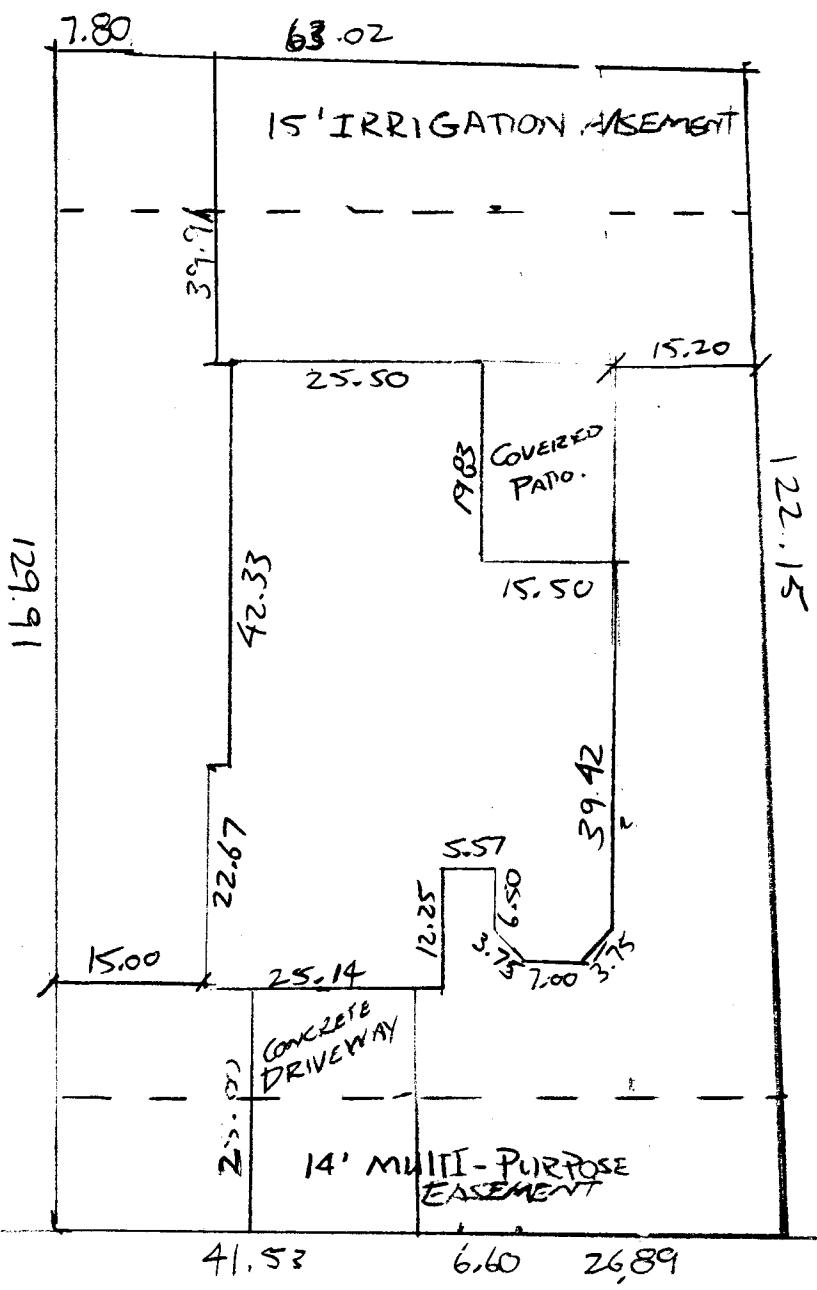
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1-3272

Utility Accounting [Signature] Date 8-17-00

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)

ACCEPTED *Yolshi Aragon* 8/17/00
 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.



DRIVE OK
 44
 8/14/00

FRONTIER STREET

214 FRONTIER ST.
 LOT 21 Block ONE
 PHASE II
 CHIPETA PINES
 SUBDIVISION