

FEE \$	10.00
TCP \$	400.00
SIF \$	292.00

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

BLDG PERMIT NO. 81469



Your Bridge to a Better Community

BLDG ADDRESS 207 Frontier #B SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2943-294-19-026 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Chipota Pines TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1412~~ 1412

FILING 2 BLK 3 LOT 25 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

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

(1) ADDRESS 826 2 1/2 Rd USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 245-9316 DESCRIPTION OF WORK & INTENDED USE _____

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

(2) ADDRESS _____

(2) TELEPHONE _____

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear _____ from PL Parking Req'mt 2

Maximum Height 35' 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).

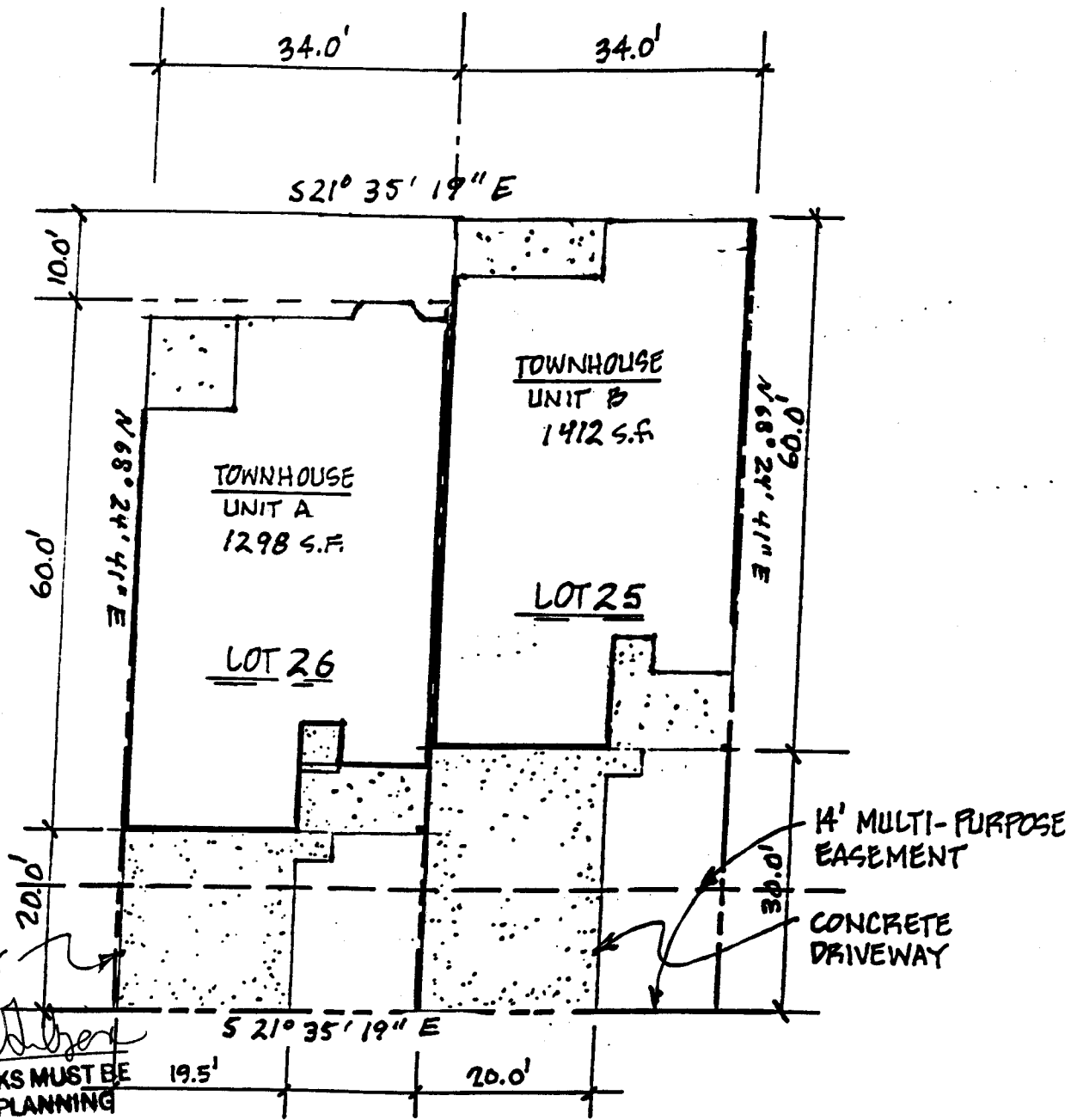
Applicant Signature [Signature] Date 9/7/01

Department Approval [Signature] Date 9/13/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Paid @ OMSD</u>
Utility Accounting	<u>Kate Hoet</u>	Date	<u>9/13/01</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)



CONCRETE DRIVEWAY

9/2/01
C. [Signature]

ACCEPTED
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.

FRONTIER STREET

DRIVE OR DRP

9/12/01

207 FRONTIER

CHIPETA PINES SUBDIVISION

BLOCK 3 LOT 25 & 26

SCALE 1" = 20'

~~NORTH~~ →