

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 79451



Your Bridge to a Better Community

BLDG ADDRESS 209 FRONTIER ST. UNIT A SQ. FT. OF PROPOSED BLDGS/ADDITION 1356

TAX SCHEDULE NO. 2943-294-19-025 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 1356

FILING 2 BLK 2 LOT 24 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER JUST COMPANIES, INC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 826 2 1/2 ROAD USE OF EXISTING BUILDINGS NA

(1) TELEPHONE (970) 245-9316 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY TOWNHOUSE

(2) APPLICANT JUST COMPANIES, INC TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 826 2 1/2 ROAD

(2) TELEPHONE (970) 245-9316

**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 bldg. envelope

SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL, Rear attached plot from PL Parking Req'mt 2

Maximum Height \_\_\_\_\_ 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 4-18-01

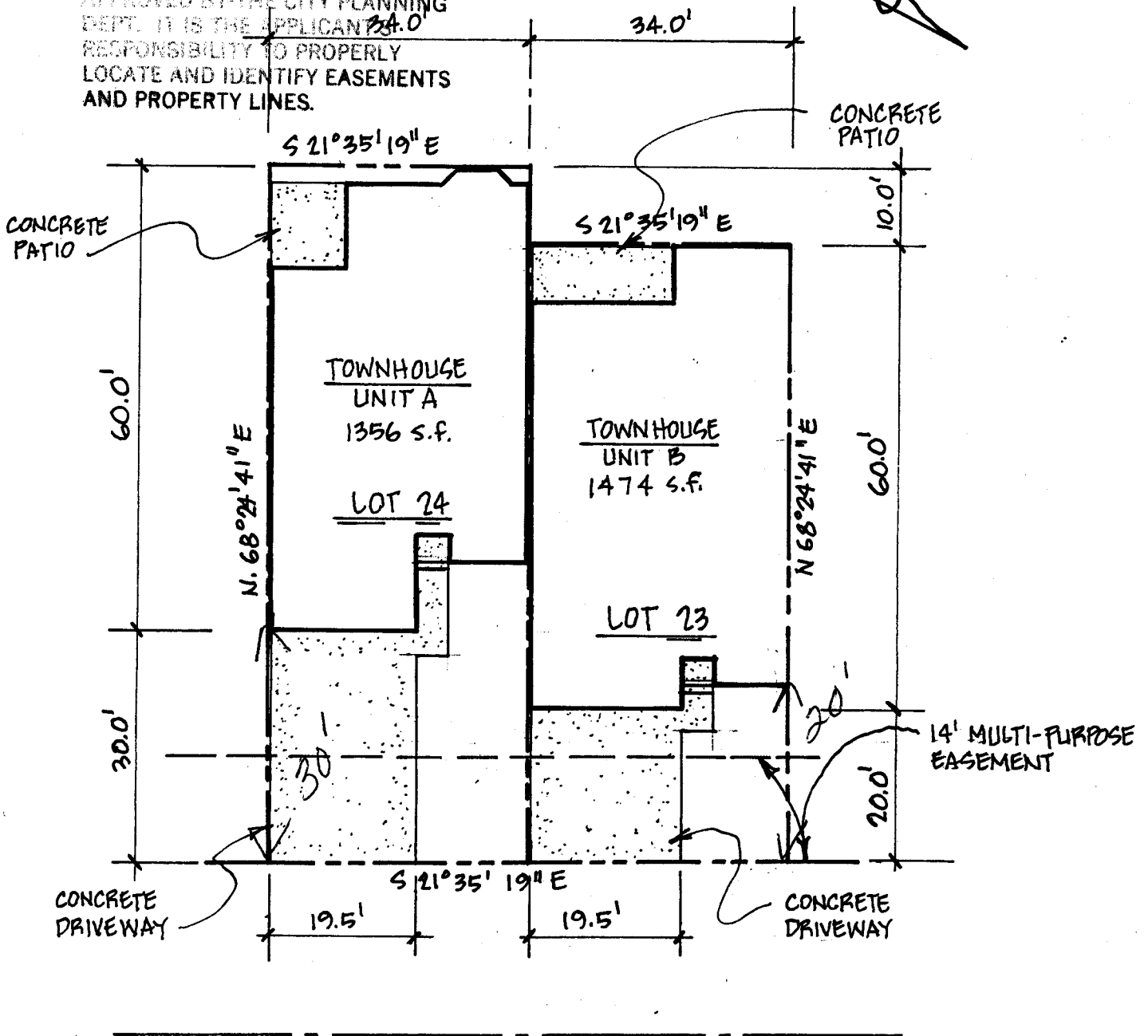
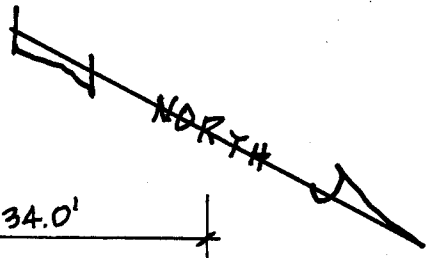
Department Approval [Signature] Date 4/18/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13912</u>
Utility Accounting	<u>4/18/01</u>	Date	<u>4/18/01</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)

ACCEPTED *Asst. Mayor 4/18/01*  
 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.



209 FRONTIER STREET  
 CHIPETA PINES SUBDIVISION

DRIVE OK  
 DRP  
 4/18/01

BLOCK 2    LOT 24 & 23  
 SCALE 1" = 20'