

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

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

BLDG PERMIT NO. 82143



Your Bridge to a Better Community

BLDG ADDRESS 210 FRONTIER ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1420  
 TAX SCHEDULE NO. 2943-294-18-021 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 1420  
 FILING 2 BLK 1 LOT 19 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER LEOTA GRIFFIN NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 21015 VICTOR ST #12 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 310-214-3844 DESCRIPTION OF WORK & INTENDED USE new home  
 (2) APPLICANT LOCAL CONTACT GLEN WHALER (NEPHEW) TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2881 VISTA MAR  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 970/255-8959 H \_\_\_\_\_ Manufactured Home (HUD)  
241-7777 W \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 RD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' / 15' from PL, Rear 15' 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 10/30/07  
 Department Approval Pat Bushman Date 11-15-01

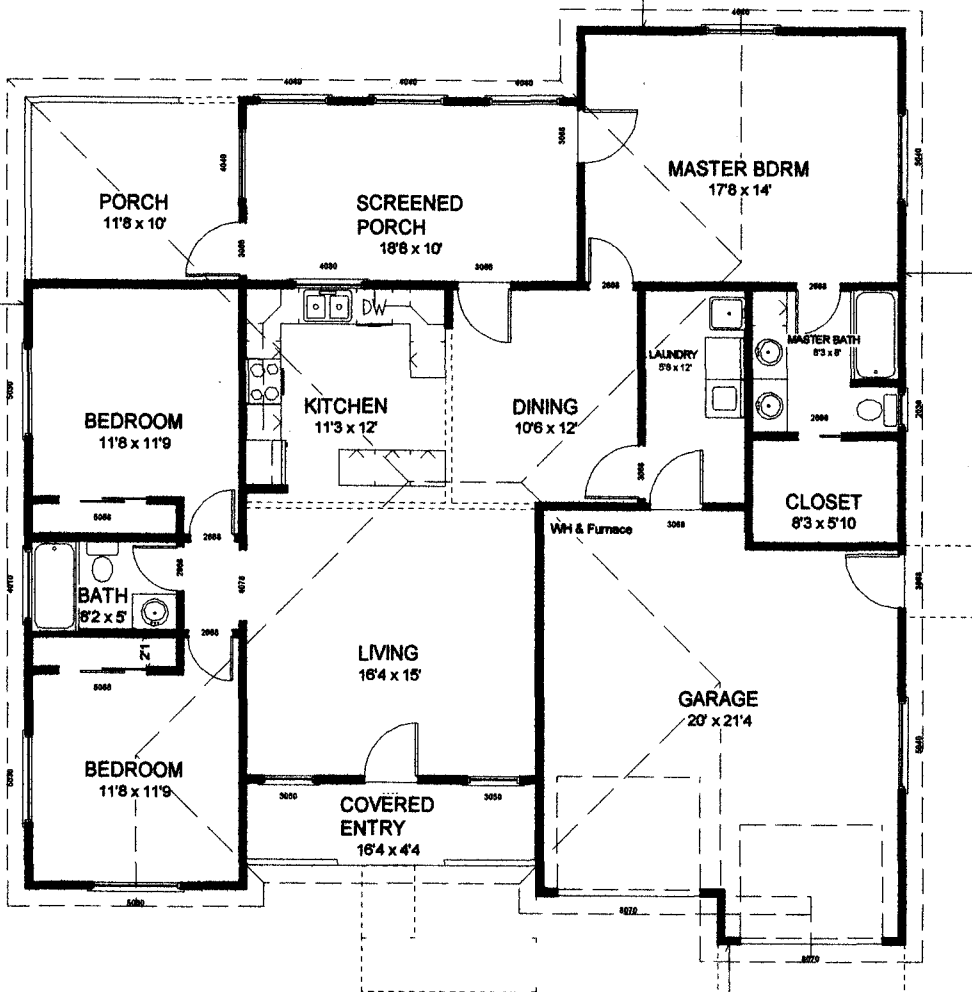
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>paid @ OMSD</u>
Utility Accounting	<u>Kate Elsberry</u>	Date	<u>11/15/01</u>

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

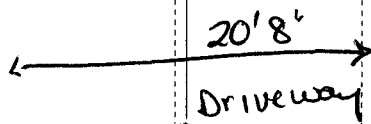
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

East

ACCEPTED *Pat Budman*  
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 11-15-01



DRIVE OK  
DAP  
10/30/01



West

Frontier St.