

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

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

BLDG PERMIT NO. 79925



Your Bridge to a Better Community

BLDG ADDRESS 211 FRONTIER ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1389
 TAX SCHEDULE NO. 2943-294-19-023 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 1389
 FILING 2 BLK 2 LOT 22
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER JUST COMPANIES, INC
 (1) ADDRESS 826 2 1/2 ROAD USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 970-245-9316
 (2) APPLICANT JUST COMPANIES, INC DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY TOWNHOUSE RESIDENCE,
 (2) ADDRESS 826 2 1/2 ROAD TYPE OF HOME PROPOSED:
 (2) TELEPHONE 970-245-9316
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 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 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 _____ Special Conditions Per building Envelopes
 CENSUS 15 TRAFFIC 82 ANNEX# _____
See envelopes attached

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).

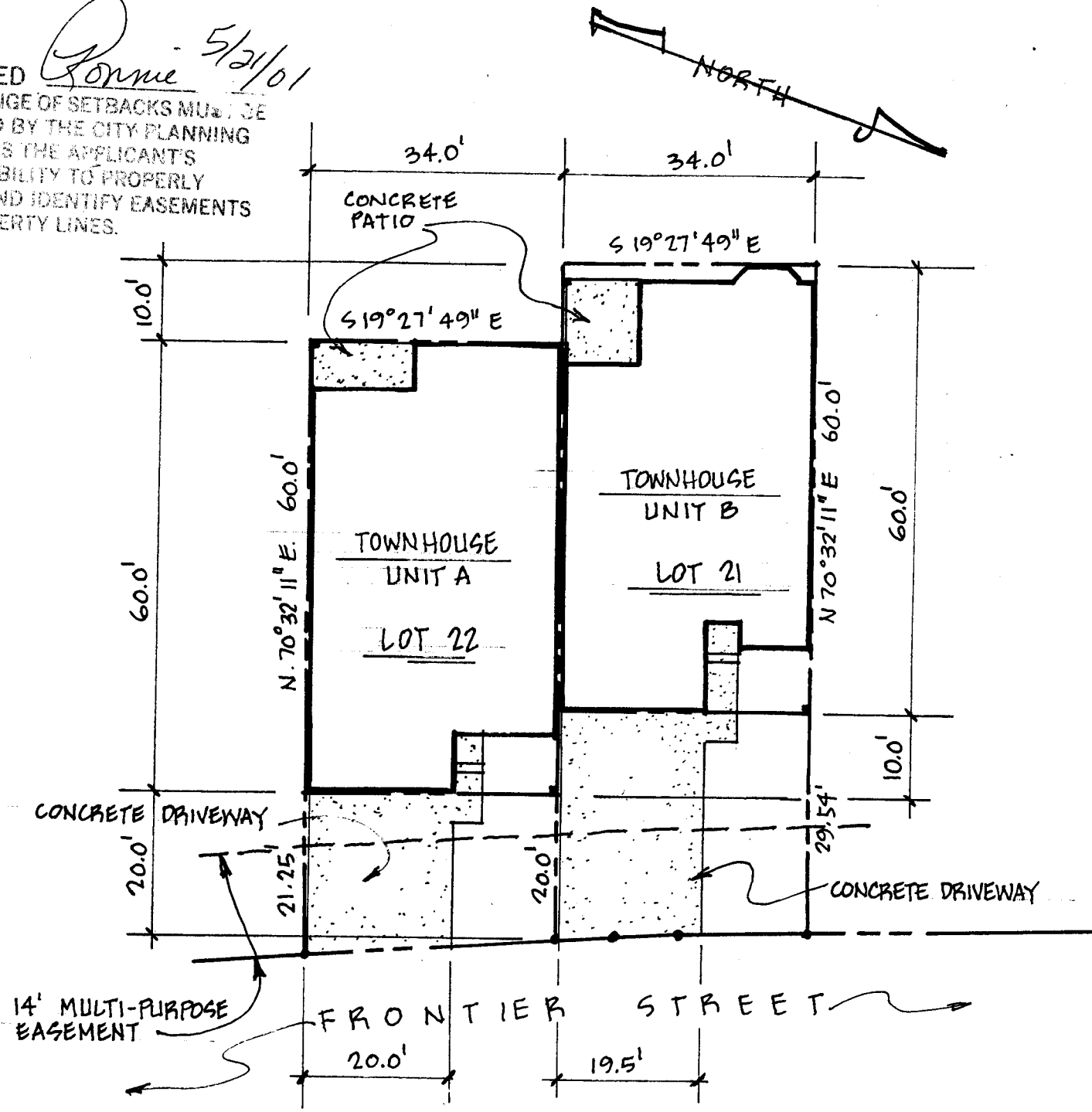
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 5-15-01
 Department Approval Ronnie Edwards Date 5-21-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>2nd for annual</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5-21-01</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 *Ronnie* 5/24/01
 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.



14' MULTI-PURPOSE EASEMENT

211 FRONTIER STREET
 CHIPETA PINES SUBDIVISION

BLOCK 2 LOT 22 & 21
 SCALE 1" = 20'

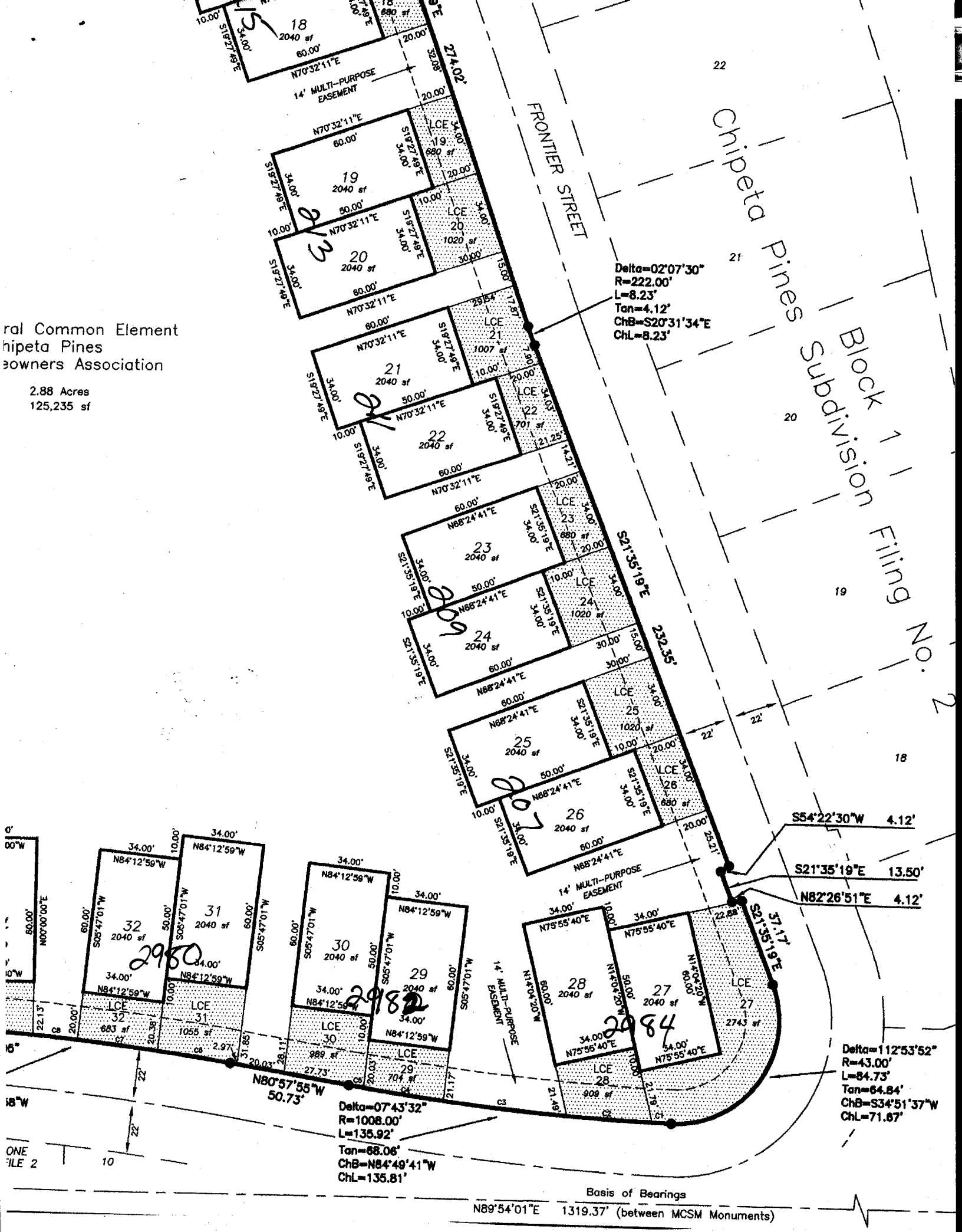
DRIVE OK
DKL
 5/18/01

5-15-01

Unit A

ral Common Element
hipeta Pines
owners Association

2.88 Acres
125,235 sf



Delta=02°07'30"
R=222.00'
L=8.23'
Tan=4.12'
ChB=S20°31'34"E
ChL=8.23'

Delta=112°53'52"
R=43.00'
L=84.73'
Tan=64.84'
ChB=S34°51'37"W
ChL=71.67'

Delta=07°43'32"
R=1008.00'
L=135.92'
Tan=68.06'
ChB=N84°49'41"W
ChL=135.81'

Basis of Bearings
N89°54'01"E 1319.37' (between MCSM Monuments)