

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

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

BLDG PERMIT NO. 80420



Your Bridge to a Better Community

BLDG ADDRESS 212 Frontier St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1596  
 TAX SCHEDULE NO. 2943-294-18-022 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Chipeta Pines Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 1596  
 FILING 2 BLK 1 LOT 20 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER STEVE ELSMORE & EMERY WELSH NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2535 D ROAD 81503 USE OF EXISTING BUILDINGS New Home  
 (1) TELEPHONE 241-0222 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT EMERY WELSH & STEVE ELSMORE TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 261-4747 \_\_\_\_\_ 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 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' L side from PL, Rear 15' R side 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 6-26-01  
 Department Approval [Signature] Date 6/22/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>paid @ DNS-14057</u>
Utility Accounting	<u>Kate Hill</u>	Date	<u>6/22/01</u>

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

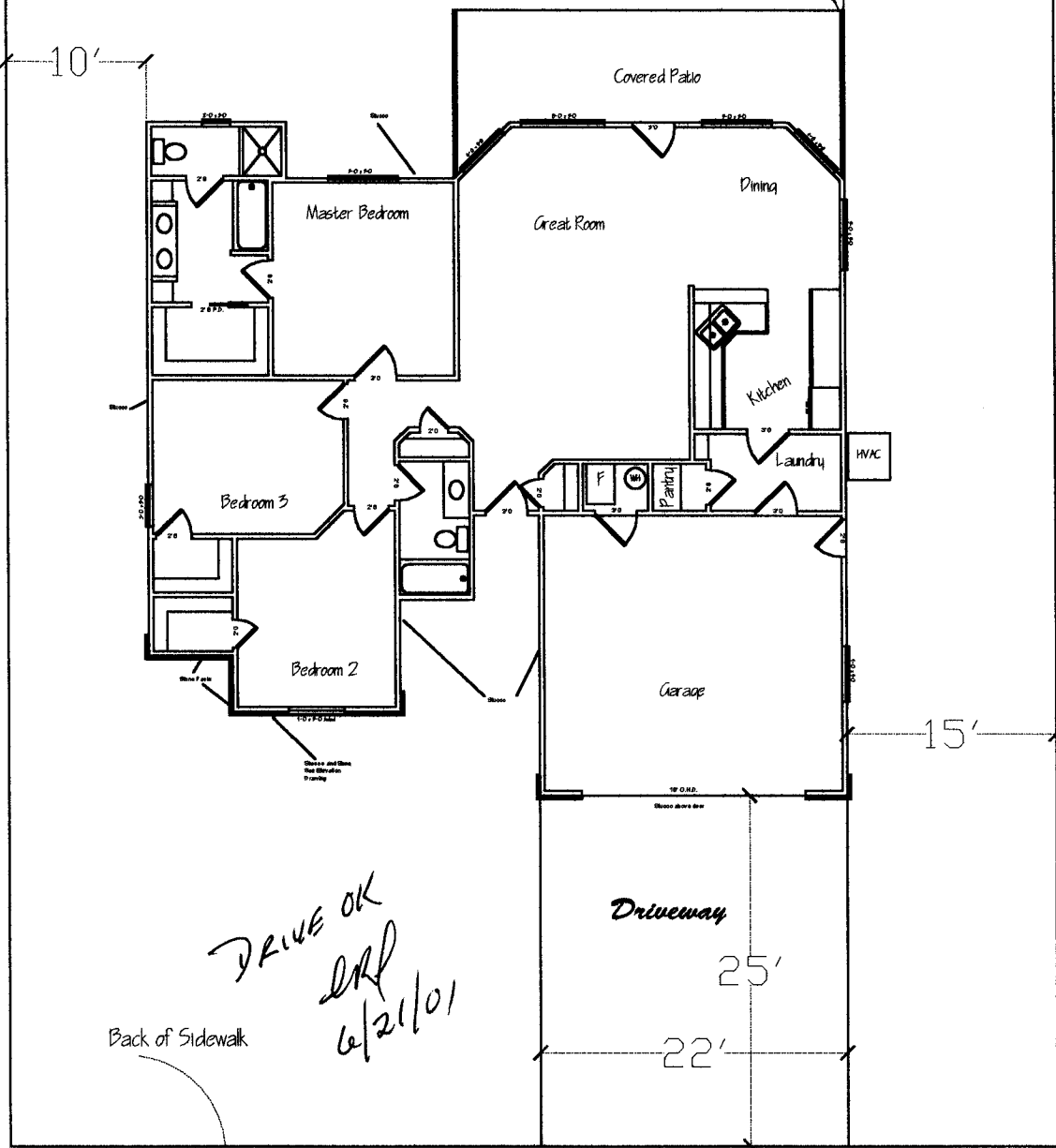
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED  
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.

*Nishi Nagao 6/22/07*

Grade to street for drainage.  
Grade 6" in 10' slope away from home.

*37 1/2'*



*Lot  
LOT OR STREET?*

*Lot?  
Lot*

*DRIVE OK  
DRP  
6/21/01*

**212 Frontier Street - Setbacks**  
Chipeta Pines Subdivision  
LOT 20 BLK 1 FIL 2

826 2 1/2 Rd

**CHIPETA PINES SUBDIVISION  
GRAND JUNCTION, CO  
ARCHITECTURAL COMMITTEE SUBMITTAL**

Date of Submittal: 6-11-01

Submitted by: Steve Elsmore  
Emery Welsh

Phone: 241-0222  
261-4747

Lot Address: 212 Frontier St.

Lot: 20 Block: 1 File: 2

Floor Plan: ✓

Elevation Plan: ✓

Grading/Drainage Plan: ✓

Square Footage of Dwelling to be Built: 1596

Height of Dwelling to be Built: Single Story 8/12 Pitch

Exterior Trim Package (Vinyl Siding, Wood Siding, Stucco): Stucco with Rock Facia on Front

Paint Colors: Exterior Body: NONE - STUCCO

Exterior Trim: WHITE AND/OR LT TAN

STONE  
Brick (Manufacturer and Name): HARRISTONE (EL RAY) LT TAN SANDSTONE COLOR

Roof (Manufacturer, Style, Color): HERITAGE 30YR ARCH LT GREY GREEN TAD  
SAME AS LOT 7 BLK 2 FILE 1

This submittal has been approved by:	Date:
<u>[Signature] Pres. Chipeta HOA</u>	<u>6/18/01</u>
<u>* Conditional Approval - Approved 6/20/01</u>	
This submittal has been rejected by:	Date:
For the following reasons:	

C:\MY DOCUMENTS\CHIPETA PINES\ARCHITECTURAL COMMITTEE SUBMITTAL

I need Difference <sup>in elevation</sup> ~~to~~ Between top Back of Curb and Top of Foundation

Received 6/20/01  
[Signature]