

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

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

BLDG PERMIT NO. 80641



Your Bridge to a Better Community

BLDG ADDRESS 213 B Frontiers ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1832

TAX SCHEDULE NO. 2943-294-19-020 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1832

FILING 1 BLK 3 LOT #19

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Just Co.

(1) ADDRESS 826 21 1/2 Rd

(1) TELEPHONE 245-9316

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT same

DESCRIPTION OF WORK & INTENDED USE Single Family Res. Attached

(2) ADDRESS _____

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

(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 PO Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear _____ from PL

Permanent Foundation Required: YES NO _____

Maximum Height _____

Parking Req'mt 2

Special Conditions Per building envelopes

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 7/16/01

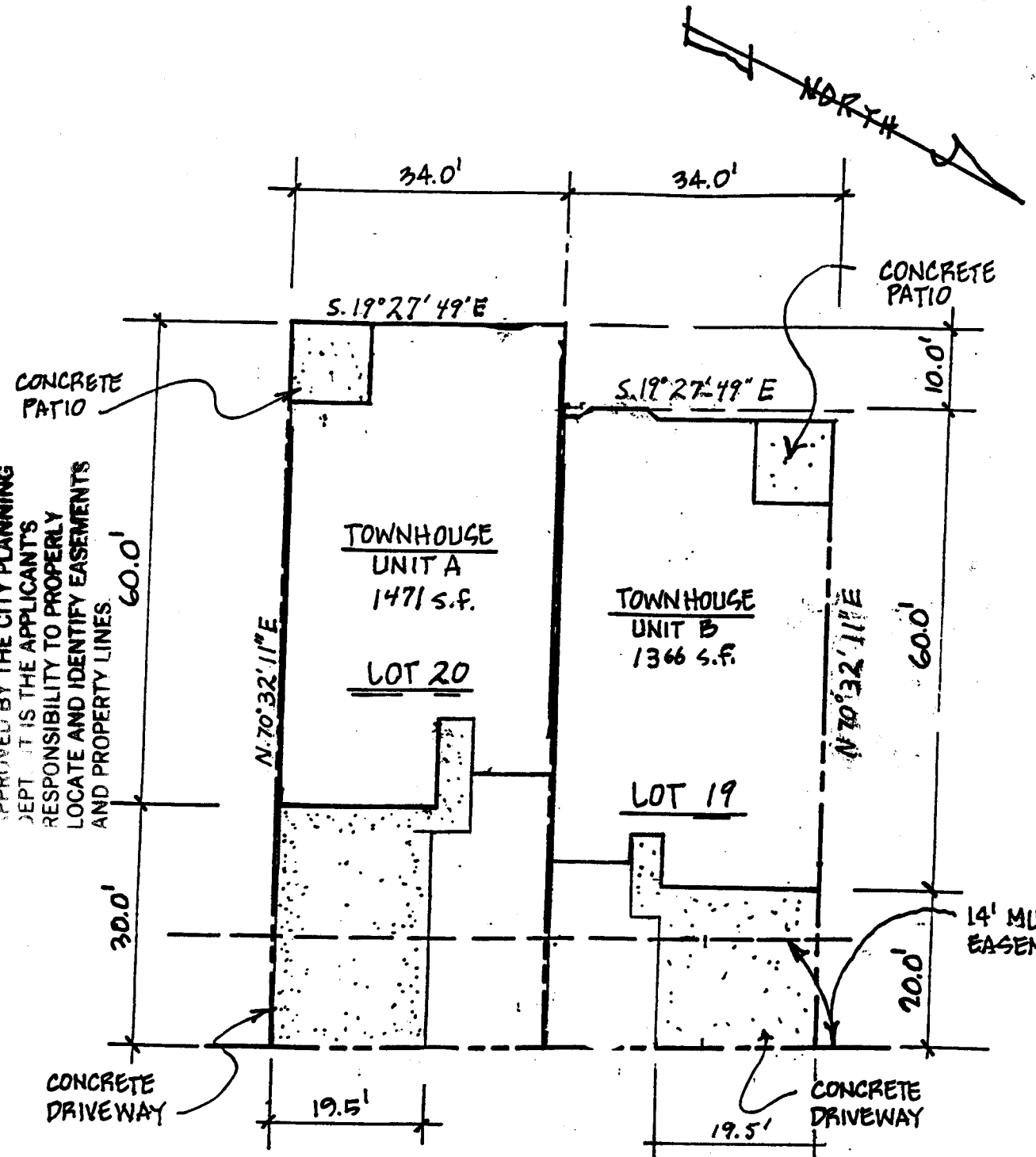
Department Approval [Signature] Date 7/16/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14134</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>7/18/01</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 *Alise Wagner 7/11/01*
 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.



213 FRONTIER STREET
 CHIPETA PINES SUBDIVISION
 BLOCK 2 LOT 19 & 20
 SCALE 1" = 20'

*DRIVE OK
 PJP
 7/11/01*