

FEE \$ 500.00  
 TCP \$ 292.00  
 SIF \$ 802.00

10.00

**PLANNING CLEARANCE**

BLDG PERMIT NO. 78324

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



Your Bridge to a Better Community

BLDG ADDRESS 216 Frontier St. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,264  
 TAX SCHEDULE NO. 2943-294-18-024 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 2,264  
 FILING 2 BLK 1 LOT 22 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Thomas B. & Debra Underwood OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 266 Carriage Ct. USE OF EXISTING BUILDINGS n/a  
 (1) TELEPHONE 255-1563 DESCRIPTION OF WORK & INTENDED USE Resident  
 (2) APPLICANT same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE \_\_\_\_\_ 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 PR 3, 9 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' / 15' from PL, Rear 15' from PL Parking Req't \_\_\_\_\_  
 Maximum Height N/S 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 1-22-01  
 Department Approval [Signature] Date 1-22-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13671</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/22/01</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)

216 Frontier St.  
Lot 1 Block 22. Fil 2  
Chipeta Pins Sub.

NT

Easment 15'

96

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.

Roanie - 1/22/01

10'6"

15'6"

DRIVE OR  
DRP  
1/12/07

DRIVE WAY  
16x26

17'

96

Easment 14'

Frontier Street