

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

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

BLDG PERMIT NO. 82657



Your Bridge to a Better Community

BLDG ADDRESS 217 Frontier B SQ. FT. OF PROPOSED BLDGS/ADDITION 1430
 TAX SCHEDULE NO. 2943-294-19-016 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1430
 FILING 2 BLK 2 LOT 15 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Just CO. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 826 21 1/2 Rd USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 245-9316 DESCRIPTION OF WORK & INTENDED USE Residence
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ 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 _____ from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear approved per plan from PL Parking Req'mt 2
 Maximum Height approved per plan 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).

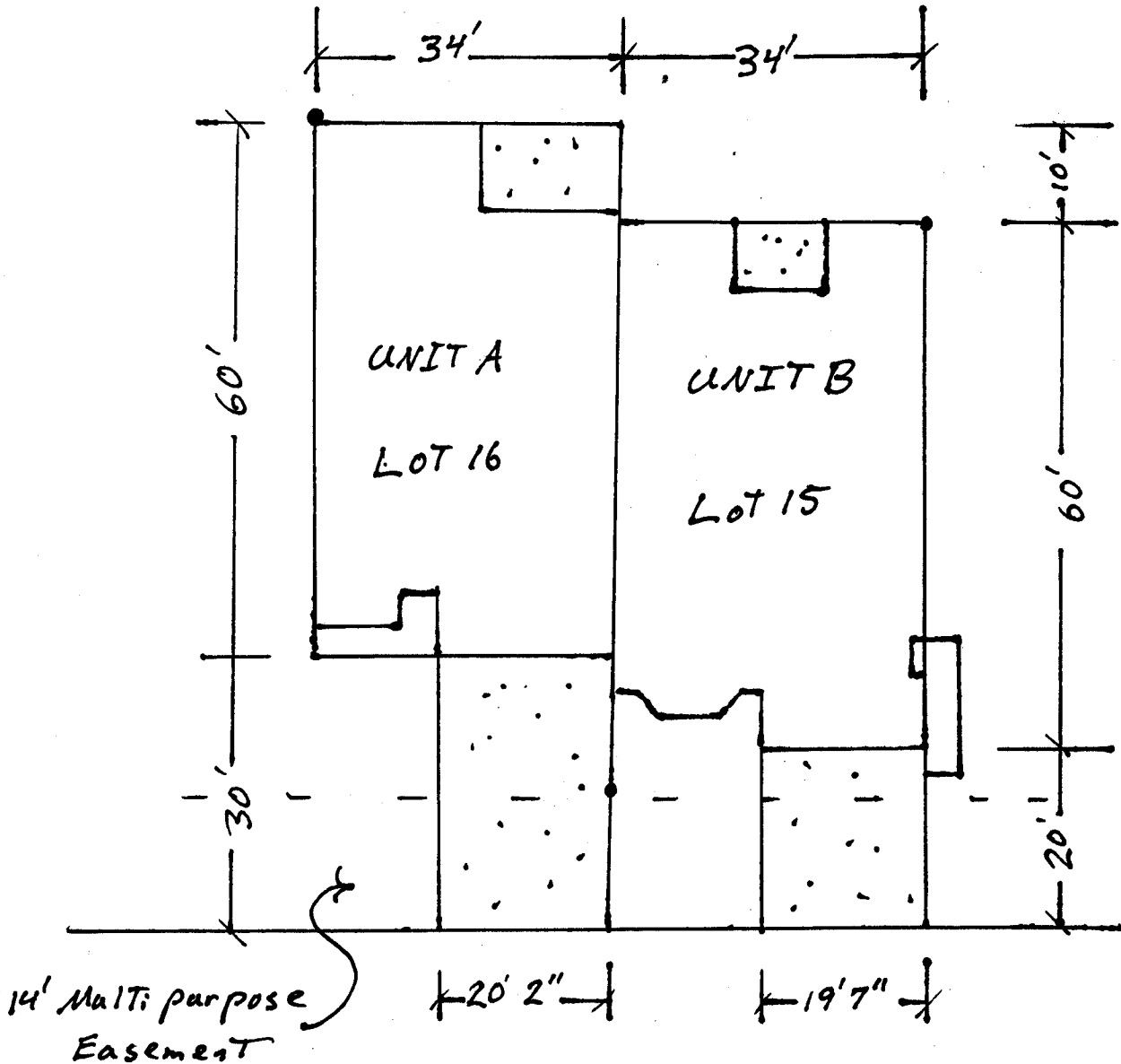
Applicant Signature [Signature] Date 12/14/01
 Department Approval Pat Bushman Date 12-18-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>1440</u>
Utility Accounting	<u>Kate Elobery</u>	Date	<u>12/18/01</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)

||| NORTH >



217 FRONTIER

DRIVE OR
DML

Building Envelope Is Property Line

ACCEPTED *File Bushman* 12/14/01
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT AND THE COUNTY
REGISTRAR. THIS DOCUMENT
LOCATES AND IDENTIFY EASEMENTS
AND PROPERTY LINES. 12-18-01