

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

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

BLDG PERMIT NO. 81240



Your Bridge to a Better Community

BLDG ADDRESS 218 Frontier St SQ. FT. OF PROPOSED BLDGS/ADDITION 1491

TAX SCHEDULE NO. 2943-294-18-025 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 1491

FILING 2 BLK 1 LOT 23 NO. OF DWELLING UNITS:
 Before: 0 After: _____ this Construction

(1) OWNER Custom Quality Homes NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 629 1/2 HUDSON BAY USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 241 0325 DESCRIPTION OF WORK & INTENDED USE SFR.

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

(2) ADDRESS 2394 SAYRE DR

(2) TELEPHONE 234 9206

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)
 or _____ from center of ROW, whichever is greater
 Side 10' 15' East side from PL, Rear 15' from PL
 Permanent Foundation Required: YES NO _____

Maximum Height _____ Parking Req'mt 2

Special Conditions _____

CENSUS 13 TRAFFIC 82 ANNX# _____

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 Thomas Nuly Date 8/24/01

Department Approval Cheryl Nelson Date 8/30/01

| | | | |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>14227</u> |
| Utility Accounting | <u>01</u> | Date | <u>8/30/01</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)

75'

ACCEPTED *8/30/01*
Lane Nelson
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.

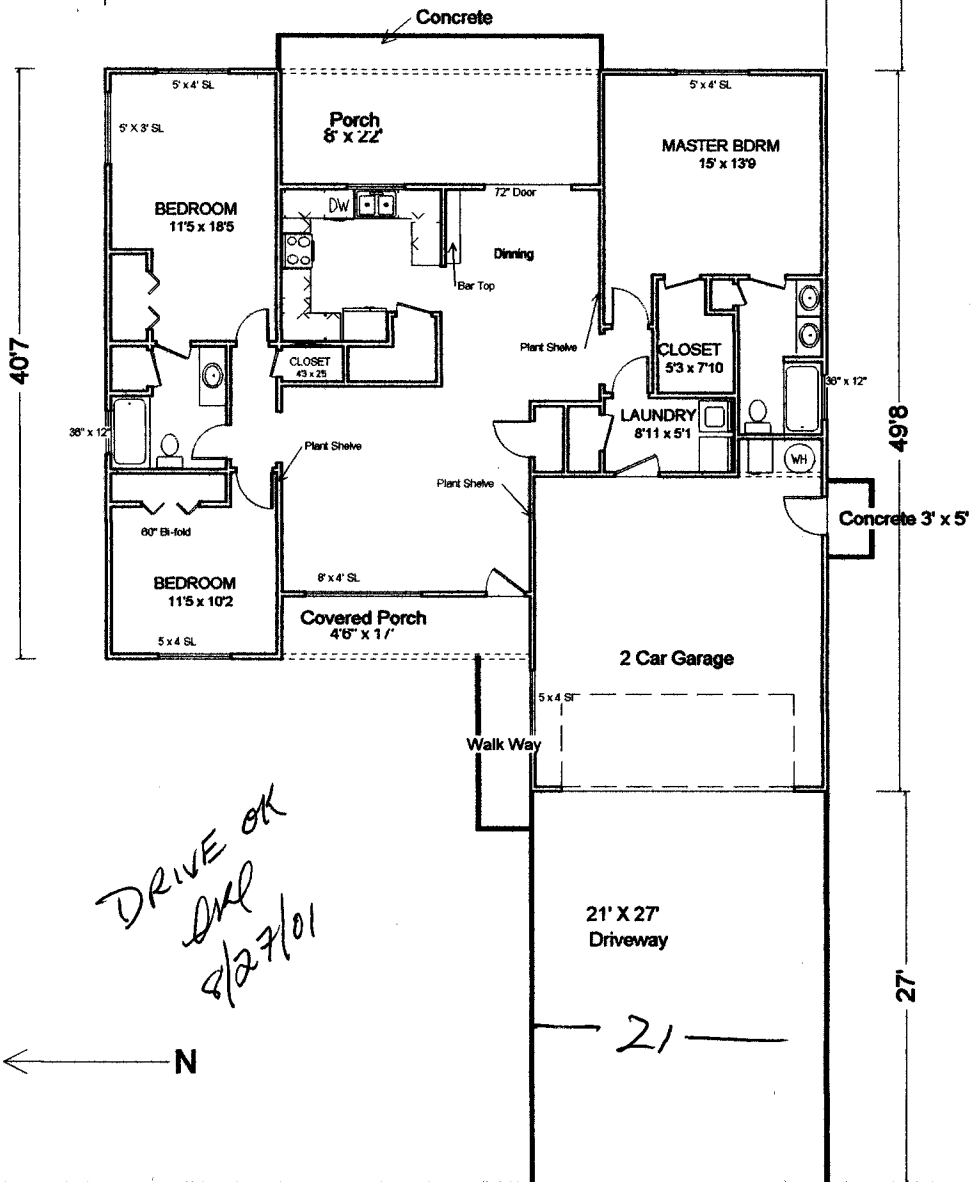
54'2"

10'2"

49'8"

15'2"

130'10"



218 Frontier St Lot 23 Block 1
Phase 2 Chipeta Pines Subdivision