

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

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

BLDG PERMIT NO. 80996



Your Bridge to a Better Community

BLDG ADDRESS 220 Frontier ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1591
 TAX SCHEDULE NO. 2943-294-18-026 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1
 FILING 2 BLK 1 LOT 24 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Custom Quality Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 629 1/2 HUDSON BAY USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 241 0325 DESCRIPTION OF WORK & INTENDED USE new House
 (2) APPLICANT Tom Heilig TYPE OF HOME PROPOSED:
 (2) ADDRESS 2394 SAYRE DR. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 241-0325 _____ 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'/15' from PL, Rear 15' from PL Parking Req'mt 2
 Maximum Height 32' 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 Heilig Date 8/9/01
 Department Approval C. Faye Johnson Date 8/9/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pd @ Omsd</u>
Utility Accounting <u>Debbie Karavel</u>	Date <u>8-9-01</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)

56.84

21'

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

8/11/01
Cheryl Wilson

75'

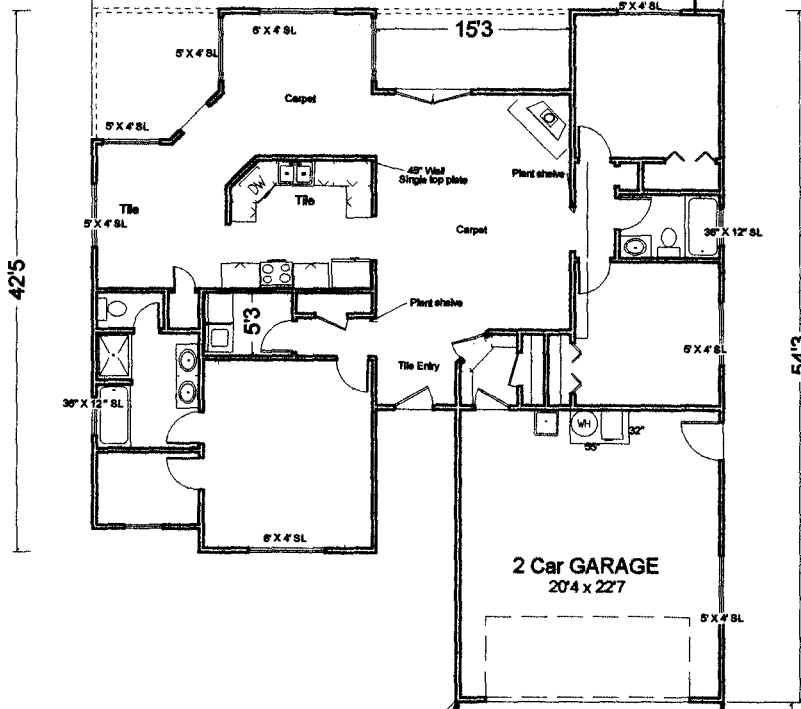
50' 11"

10'3"

49'6"

15'3"

148'



130'

42'5"

54'3"

2 Car GARAGE
20'4 x 22'7"

Elevation 20" Above Curb

Drive Way 20' X 25'



DRIVE OK
DM
8/8/01

220 Frontier St. Elevation & plot
Plan Lot 24 Block1 Phase 2
Chipeta Pines Subdivision