

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79926



Your Bridge to a Better Community

BLDG ADDRESS 211 FRONTIER ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1292
UNIT #B
TAX SCHEDULE NO. 2943-294-19-022 SQ. FT. OF EXISTING BLDGS NA
SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 1292
FILING 2 BLK 2 LOT 21 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER JUST COMPANIES, INC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 826 2 1/2 ROAD USE OF EXISTING BUILDINGS NA
(1) TELEPHONE 970-245-9316 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY TOWNHOUSE RESIDENCE
(2) APPLICANT JUST COMPANIES, INC TYPE OF HOME PROPOSED:
(2) ADDRESS 826 2 1/2 ROAD Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 970-245-9316 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 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side _____ from PL, Rear _____ from PL Parking Req'mt 2
Special Conditions Per building envelopes
Maximum Height _____ CENSUS 13 TRAFFIC 82 ANNEX# _____
See envelopes attached

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).

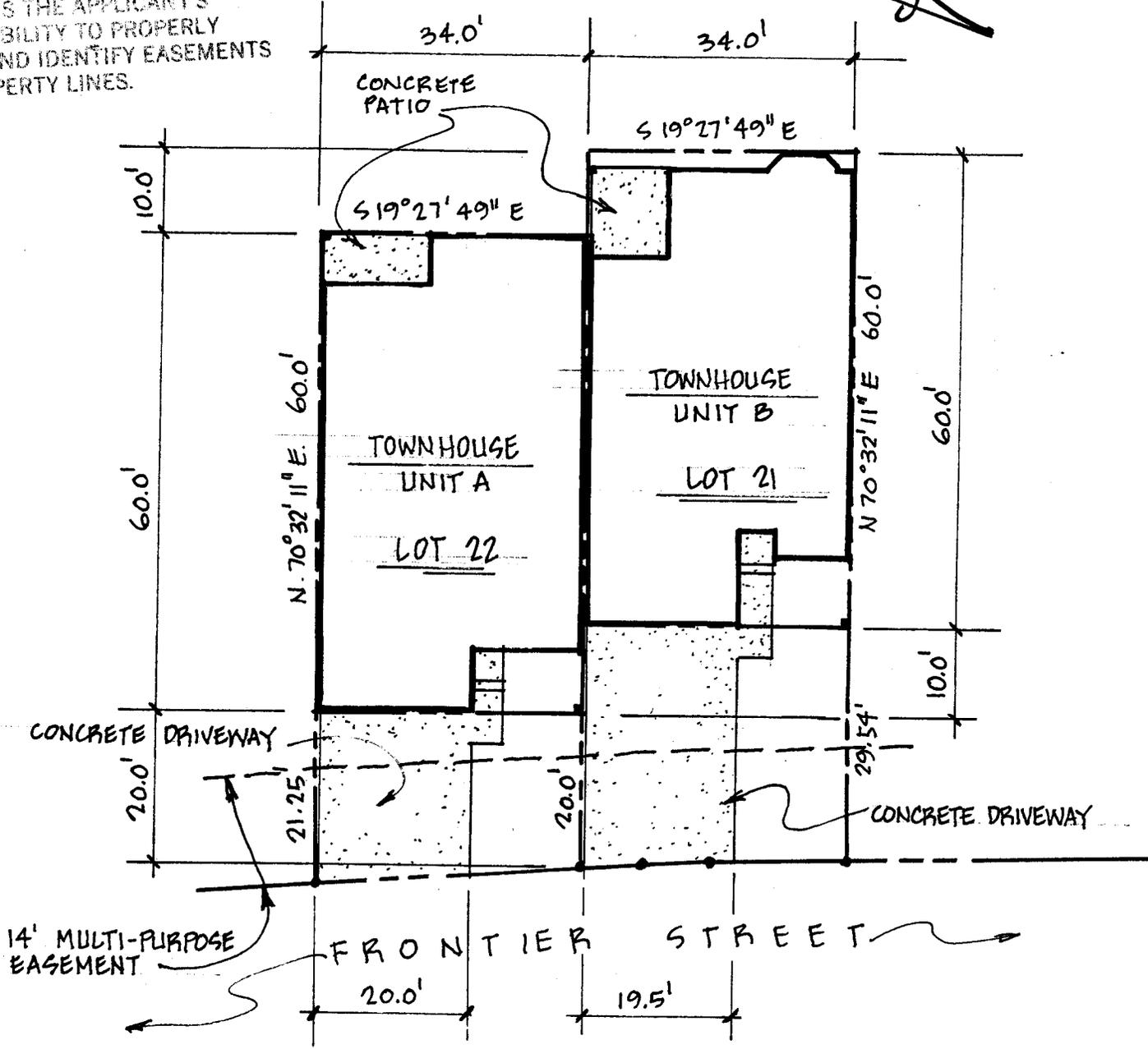
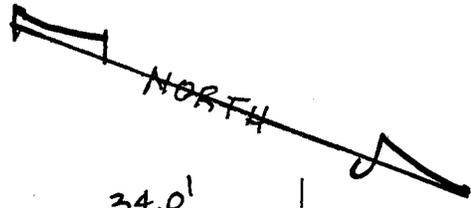
Applicant Signature [Signature] Date 5-15-01
Department Approval [Signature: Ronnie Edwards] Date 5-21-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>[Signature]</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/21/01</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 *Ronnie 5/21/01*
 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.



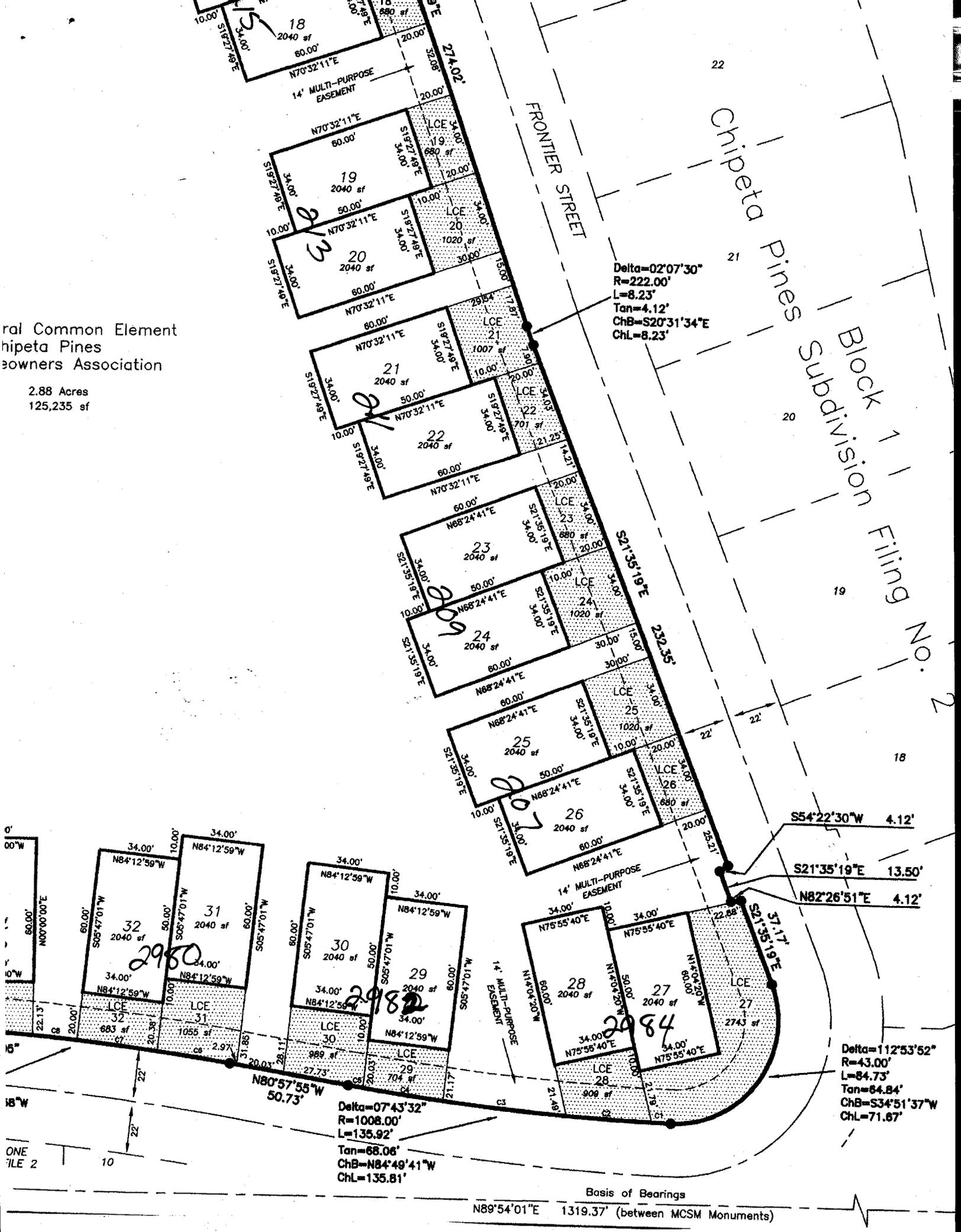
211 FRONTIER STREET
 CHIPETA PINES SUBDIVISION
 BLOCK 2 LOT 22 & 21
 SCALE 1" = 20'

DRIVE OK
 DML
 5/18/01

5-15-01
 Unit B

ral Common Element
 Chipeta Pines
 owners Association

2.88 Acres
 125,235 sf



Delta=02°07'30"
 R=222.00'
 L=8.23'
 Tan=4.12'
 ChB=S20°31'34"E
 ChL=8.23'

Delta=112°53'52"
 R=43.00'
 L=84.73'
 Tan=64.84'
 ChB=S34°51'37"W
 ChL=71.67'

Delta=07°43'32"
 R=1008.00'
 L=135.92'
 Tan=68.06'
 ChB=N84°49'41"W
 ChL=135.81'

Basis of Bearings
 N89°54'01"E 1319.37' (between MCSM Monuments)

Block 1
 Subdivision Filing No. 2