

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82656



Your Bridge to a Better Community

BLDG ADDRESS 217 Frontiers A SQ. FT. OF PROPOSED BLDGS/ADDITION 1399

TAX SCHEDULE NO. 2943-294-19-017 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chapata Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1399

FILING 2 BLK 2 LOT 16 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 Residence

(1) TELEPHONE 245-9316 DESCRIPTION OF WORK & INTENDED USE ✓

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

(2) ADDRESS _____

(2) TELEPHONE _____

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)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES NO _____

Side _____ from PL Rear Approved per plan from PL Parking Req'mt 2

Maximum Height _____ 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 Stanley Date 12/14/01

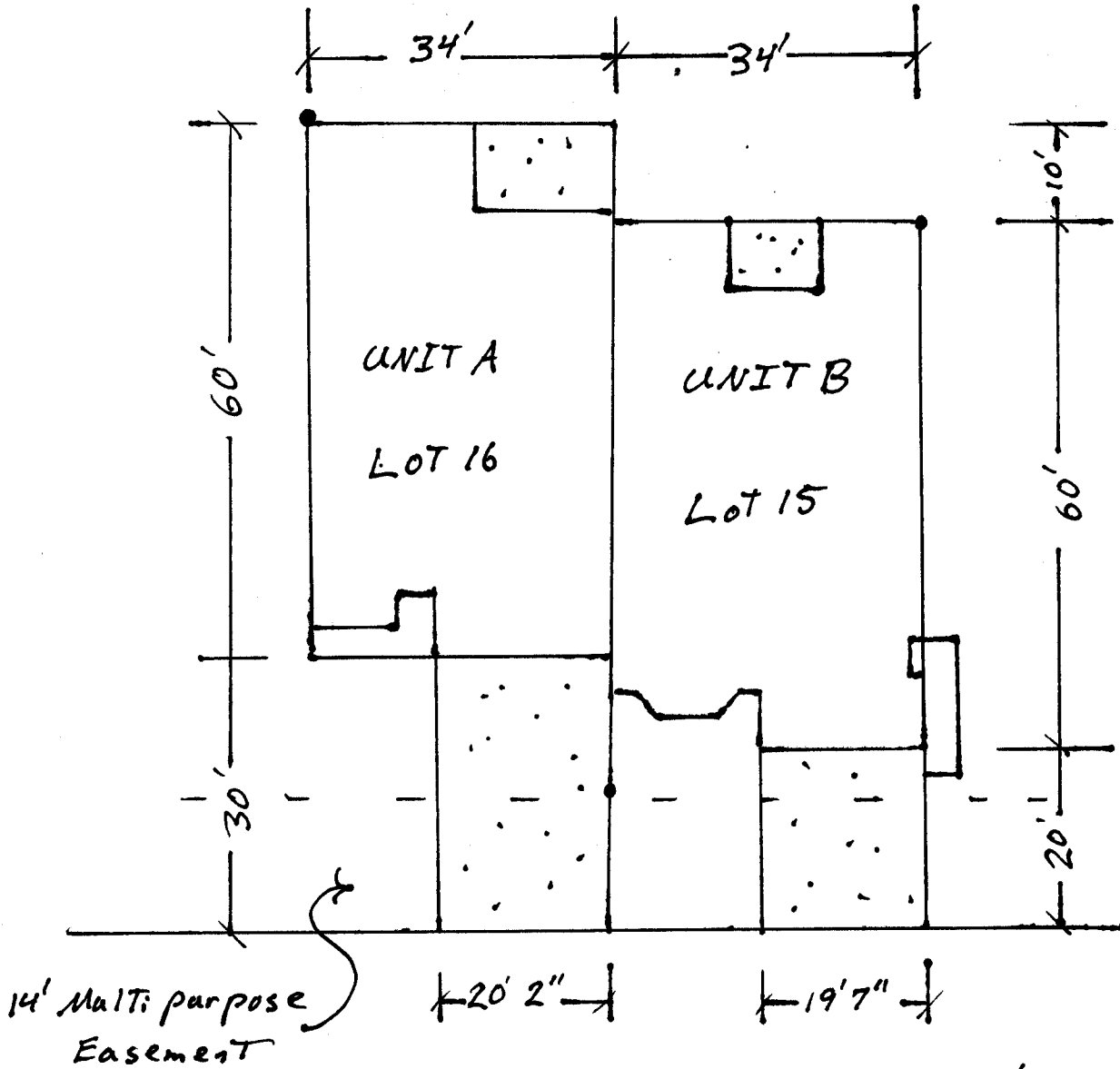
Department Approval Pat Bushman Date 12-18-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>1441</u>
Utility Accounting	<u>Kate Elobeny</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 of
Dul
12/14/01

Building Envelope Is Property Line

12-18-01

ACCEPTED Pat Bushman
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.