

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. CFM 06705

changed to 202 Frontier St

Building Address 2975 B 1/2 RD

No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2943-294-00-147

Sq. Ft. of Existing Bldgs 2000 Sq. Ft. Proposed 2000

Subdivision _____

Sq. Ft. of Lot / Parcel 7.49 acres

Filing _____ Block _____ Lot _____

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3000 & 3000

OWNER INFORMATION:

Name CHAPETA GLENN, LLC

Address 2030 WRANGLER WAY

City / State / Zip GRAND JUNCTION, CO 801503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): RELOCATING PRESENT STRUCTURE

APPLICANT INFORMATION:

Name H. FREDERICK FODREN

Address 2030 WRANGLER WAY

City / State / Zip GRAND JUNCTION, CO 81503

Telephone 970-241-8731

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: THIS HOUSE IS BEING MOVED IN PREPARATION FOR A SUBDIVISION AT A LATER DATE AND WILL NOT HAVE ANY UTILITIES UNTIL SUBDIVISION UTILITIES ARE APPROVED

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 RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 7' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions Location of house

Voting District _____ Driveway Location Approval [Signature]
(Engineer's Initials)

shown ~~may not~~ may not be consistent with current subdivision under review or with future

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 8/9/04

Department Approval NA Gaylen Henderson Date 8-10-04

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. OWSD + CITY SIF WILL BE PAID WHEN OWSD TRAVELS

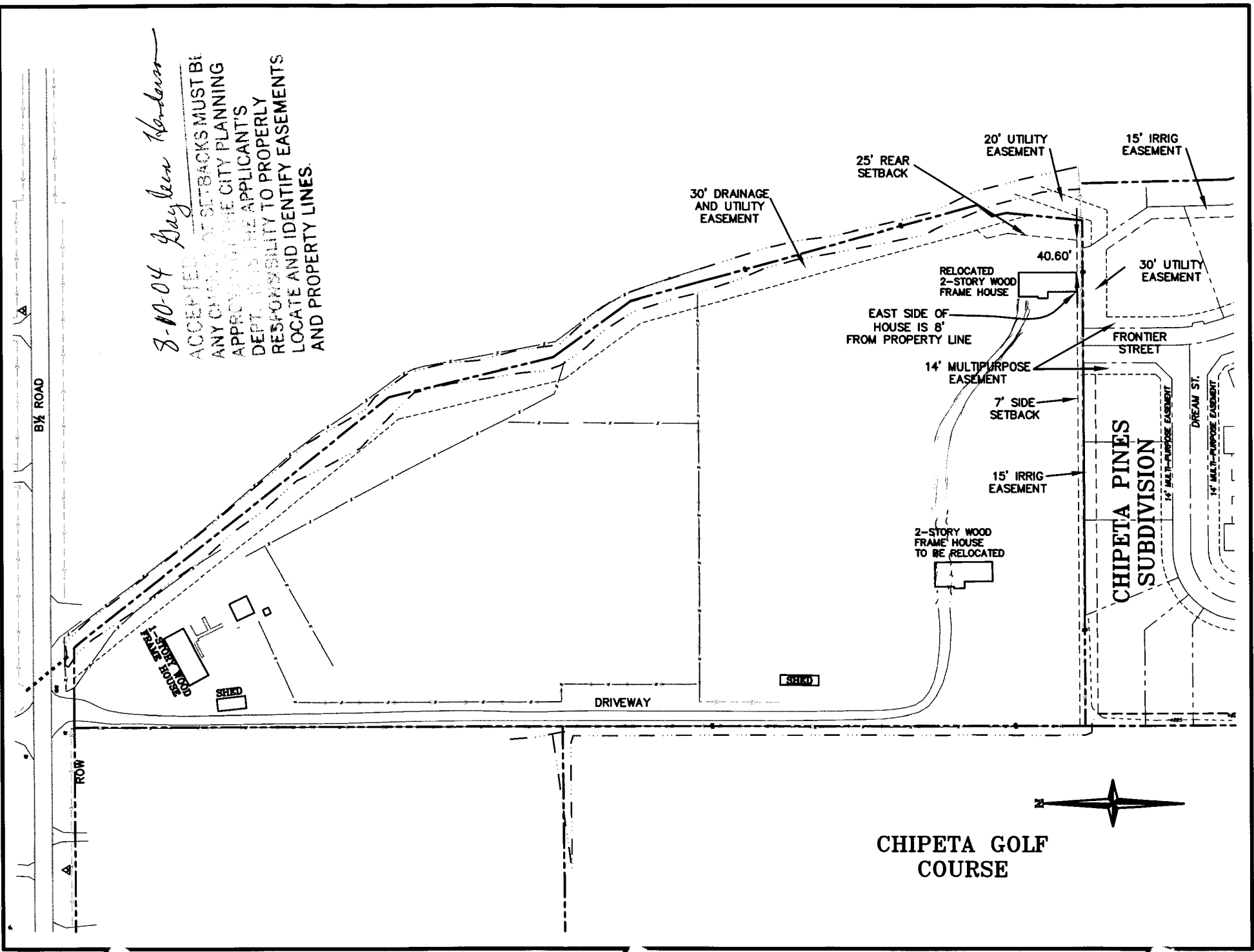
Utility Accounting [Signature] Date CONNECTION TO LINE 8/11/04

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Planning Commission Action

8-10-04 Gayleen Nordman

ACCEPTED SETBACKS MUST BE
ANY CHANGE TO THE CITY PLANNING
APPROVED BY THE CITY PLANNING
DEPT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



CHIPETA GOLF COURSE