

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

(B)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 226 Frontier Street SQ. FT. OF PROPOSED BLDGS/ADDITION 3118

TAX SCHEDULE NO. 2943-294-27-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chipeta Glenn TOTAL SQ. FT. OF EXISTING & PROPOSED 3118

FILING _____ BLK 2 LOT 3

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Larry Monger

(1) ADDRESS 3220 E 1/2 Rd

(1) TELEPHONE 970-434-6365

USE OF EXISTING BUILDINGS 0

(2) APPLICANT Larry Monger

(2) ADDRESS 3220 E 1/2 Rd.

(2) TELEPHONE 970-434-6365

DESCRIPTION OF WORK & INTENDED USE Residence

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ 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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions Fencing restrictions

CENSUS E TRAFFIC _____ 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 Larry Monger Date 8-15-05

Department Approval NA [Signature] Date 8-24-05

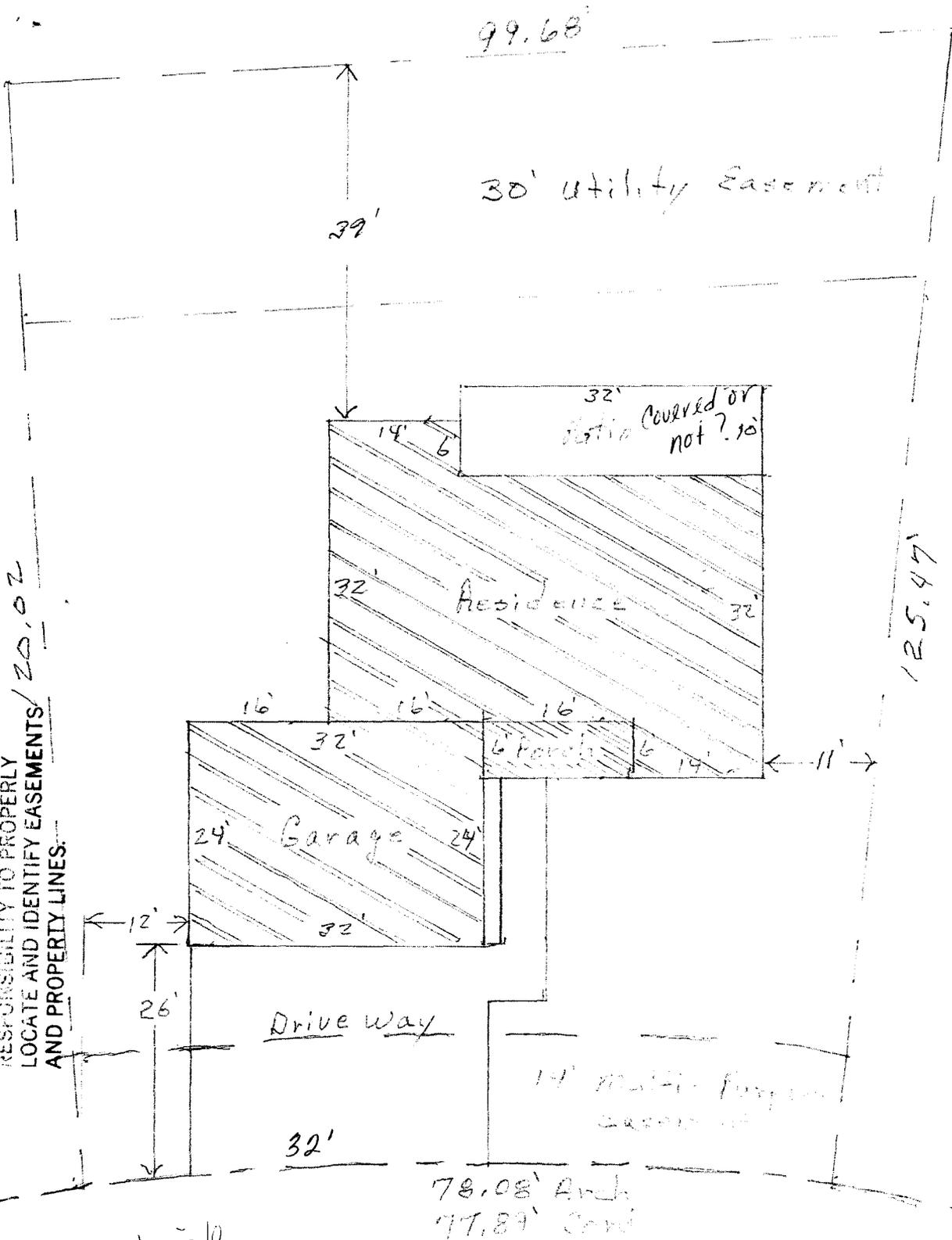
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>paid OOMS.D.</u>
Utility Accounting <u>Kate Elsberry</u>	Date <u>8/24/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

8/24/05

ACCEPTED *[Signature]*
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.

20.02'



drive
OK
✓

Frontier Street

N 8/23/05

226 Frontier Street
Lot 3, Block E
Chipota Slough