

FEE \$ 10<sup>00</sup>  
 TCP \$ 1500<sup>00</sup>  
 SIF \$ 292<sup>00</sup>

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 328 Frontier St.  
 Parcel No. 2943-294-27-002  
 Subdivision Chipeta Glen  
 Filing 1 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2713  
 Sq. Ft. of Lot / Parcel 10680  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2713  
 Height of Proposed Structure 19

**OWNER INFORMATION:**

Name Larry Menger  
 Address 3220 E 1/2 Rd.  
 City / State / Zip Clifton, Co 81520

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Larry Menger  
 Address 3220 E 1/2 Rd.  
 City / State / Zip Clifton, Co 81520  
 Telephone 434-6365

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 ~~40%~~ 50%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES  NO

Side 7'13 from PL Rear 25/5 from PL Parking Requirement

Maximum Height of Structure(s) 35 Special Conditions \_\_\_\_\_

Voting District "E" Driveway Location Approval W  
 (Engineer's Initials)

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 Menger Date 10-31-05  
 Department Approval WS Gayleen Henderson Date 11-4-05

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. \_\_\_\_\_

Utility Accounting DeLams Date 11.7.05

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)

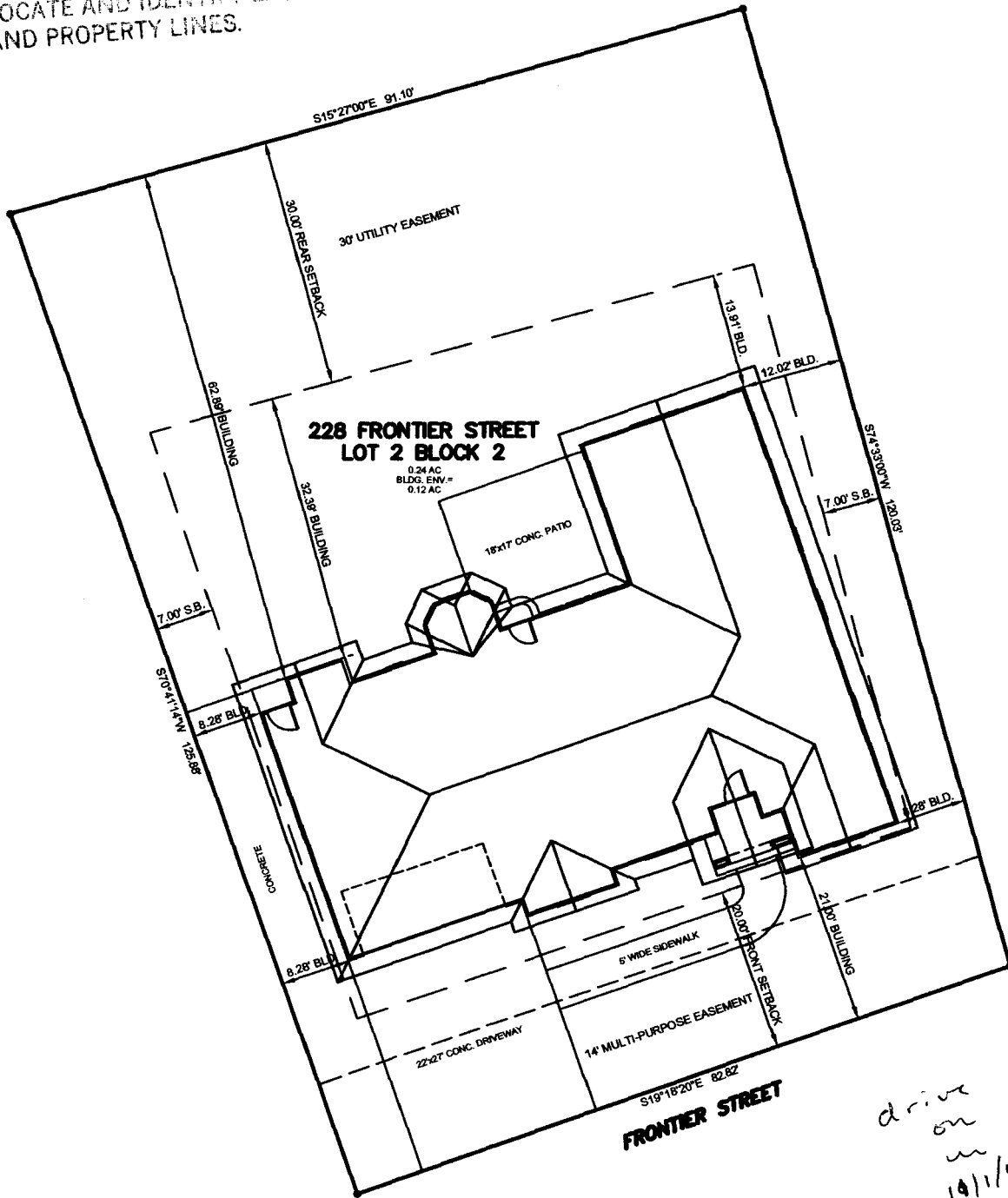
11-7-05

*Dayleen Henderson*

**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.



SCALE: 1"=20'



*drive on 10/1/05*