

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

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

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

Building Address 235 Frontier St  
Parcel No. 2943-294-28-020  
Subdivision Chippewa Glen 1  
Filing 1 Block 3 Lot 20

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2094  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
Height of Proposed Structure 17'

**OWNER INFORMATION:**

Name Bryna & Jennifer R. B. Day  
Address 443 E. Scenic Dr #2  
City / State / Zip GT. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Double R. Builders  
Address 2500 Broadway Unit B Bristle  
City / State / Zip GT. Co. 81503  
Telephone 970-241-3449

\*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 50%  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
Side 7' from PL Rear 25' from PL Parking Requirement 2  
Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
Voting District E Driveway Location Approval UM  
(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).

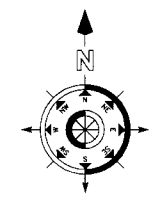
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6-28-05  
Department Approval [Signature] Date 10/3/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>PD 0150</u>
Utility Accounting <u>[Signature]</u>	Date	<u>10/3/05</u>	

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)

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 ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.  
 10/3/05  
 [Signature]



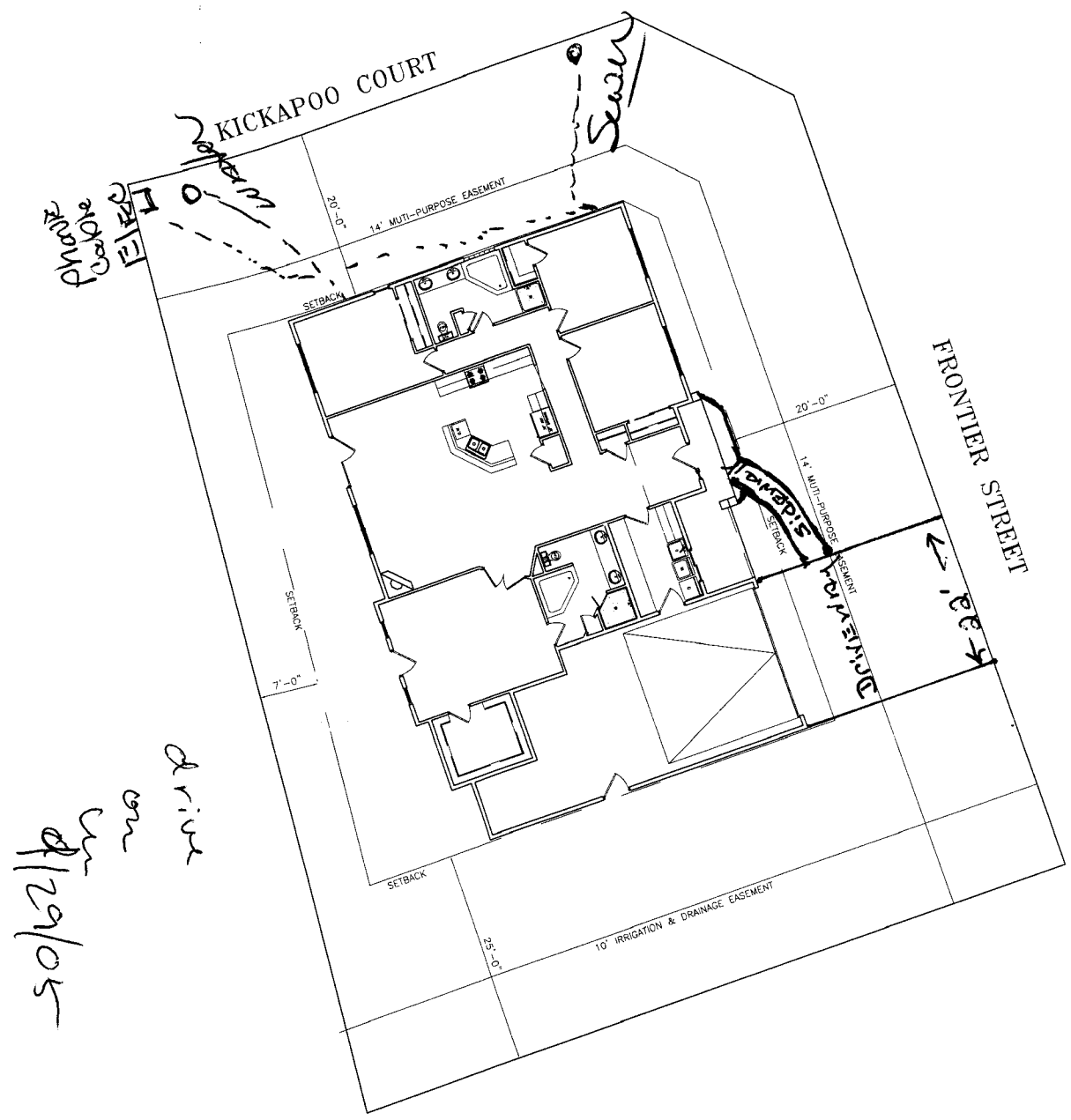
**NOTE:**  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

**NOTE:**  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

**NOTE:**  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	CHIPETA GLENN
FILING NUMBER	1
LOT NUMBER	20
BLOCK NUMBER	3
STREET ADDRESS	? FRONTIER STREET
COUNTY	MESA
GARAGE SQ. FT.	795 SF
LIVING SQ. FT.	1848 SF
LOT SIZE	9173 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

**SCALE: 1" = 20'-0"**



drive  
 on  
 9/29/05