

FEE \$ <u>10.00</u>
TCP \$ <u>1500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 240 Frontier Street SQ. FT. OF PROPOSED BLDGS/ADDITION 3122
 TAX SCHEDULE NO. 2943-294-26-005 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Chipota Glenn TOTAL SQ. FT. OF EXISTING & PROPOSED 3122
 FILING _____ BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Larry Menger NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3220 E 1/2 Rd USE OF EXISTING BUILDINGS 0
 (1) TELEPHONE 970-434-6365 DESCRIPTION OF WORK & INTENDED USE Residence
 (2) APPLICANT Larry Menger TYPE OF HOME PROPOSED:
 (2) ADDRESS 3220 E 1/2 Rd. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970-434-6365 _____ 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 X 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).

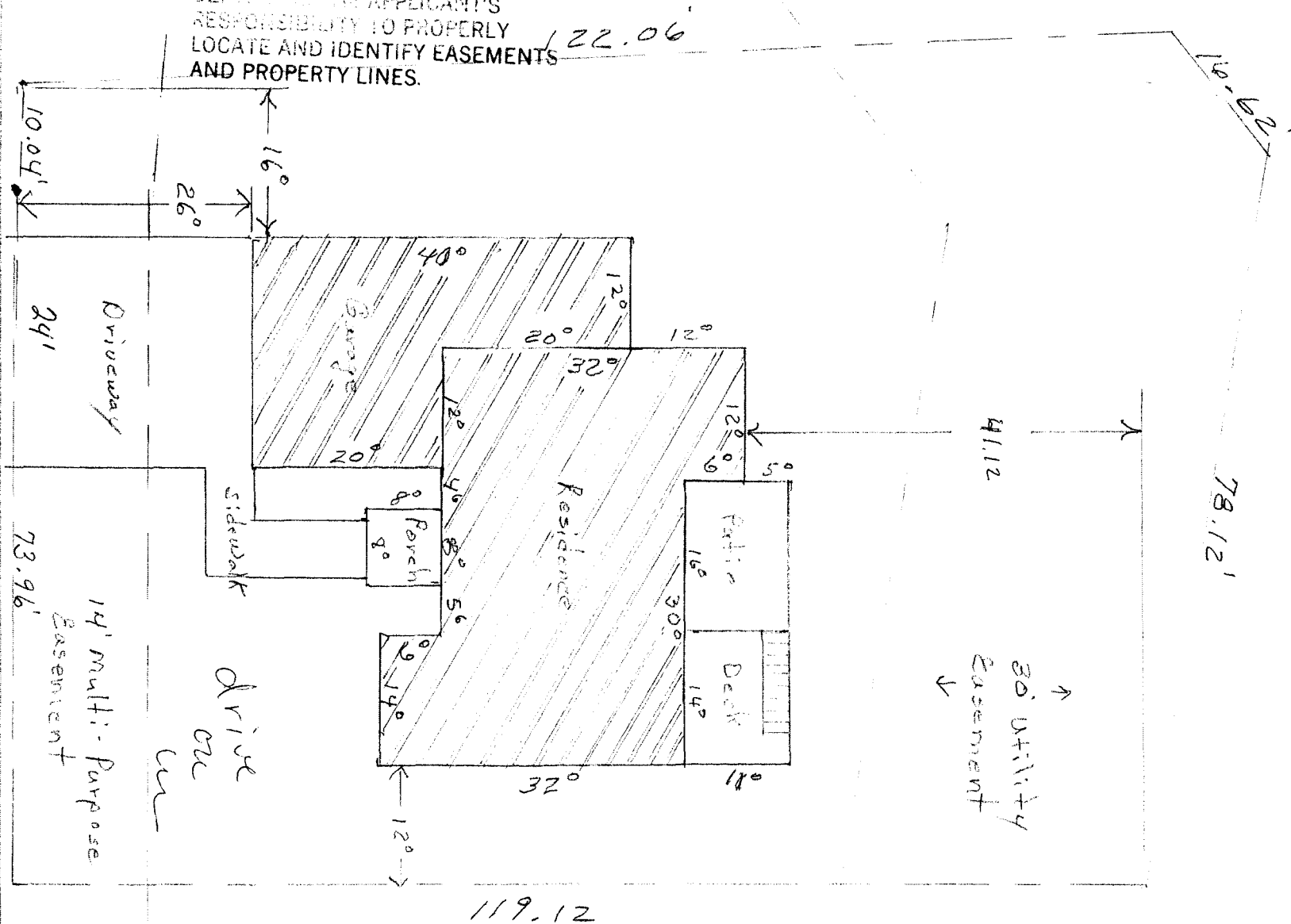
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Larry Menger Date 8-15-05
 Department Approval NA [Signature] Date 8-24-05

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>paid @ OMSD</u>
Utility Accounting	<u>Kate Elsbury</u>	Date	<u>8/24/05</u>

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

ACCEPTED *Wishu Dragon 8/24/05*
 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.



← N
 1/4" = 1'

Frontier Street

240 Frontier Street
 Lot 5 Block 1 Chipeta Glenn