

BLDG PERMIT NO.

FEE \$ 10⁰⁰
TCP \$ 1500⁰⁰
SIF \$ 292⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 242 FRONTIER ST.
Parcel No. 2943-294-26-004
Subdivision Chipeta Glenn
Filing 1 Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 1246 Acreage
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 411
Height of Proposed Structure 22' 11 1/2"

OWNER INFORMATION:

Name Larry Brown
Address 681-27 1/2 ROAD
City / State / Zip GD CO 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Larry Brown
Address 681-27 1/2 Road
City / State / Zip GD CO 81506
Telephone 201-4148

*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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>"E"</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)		

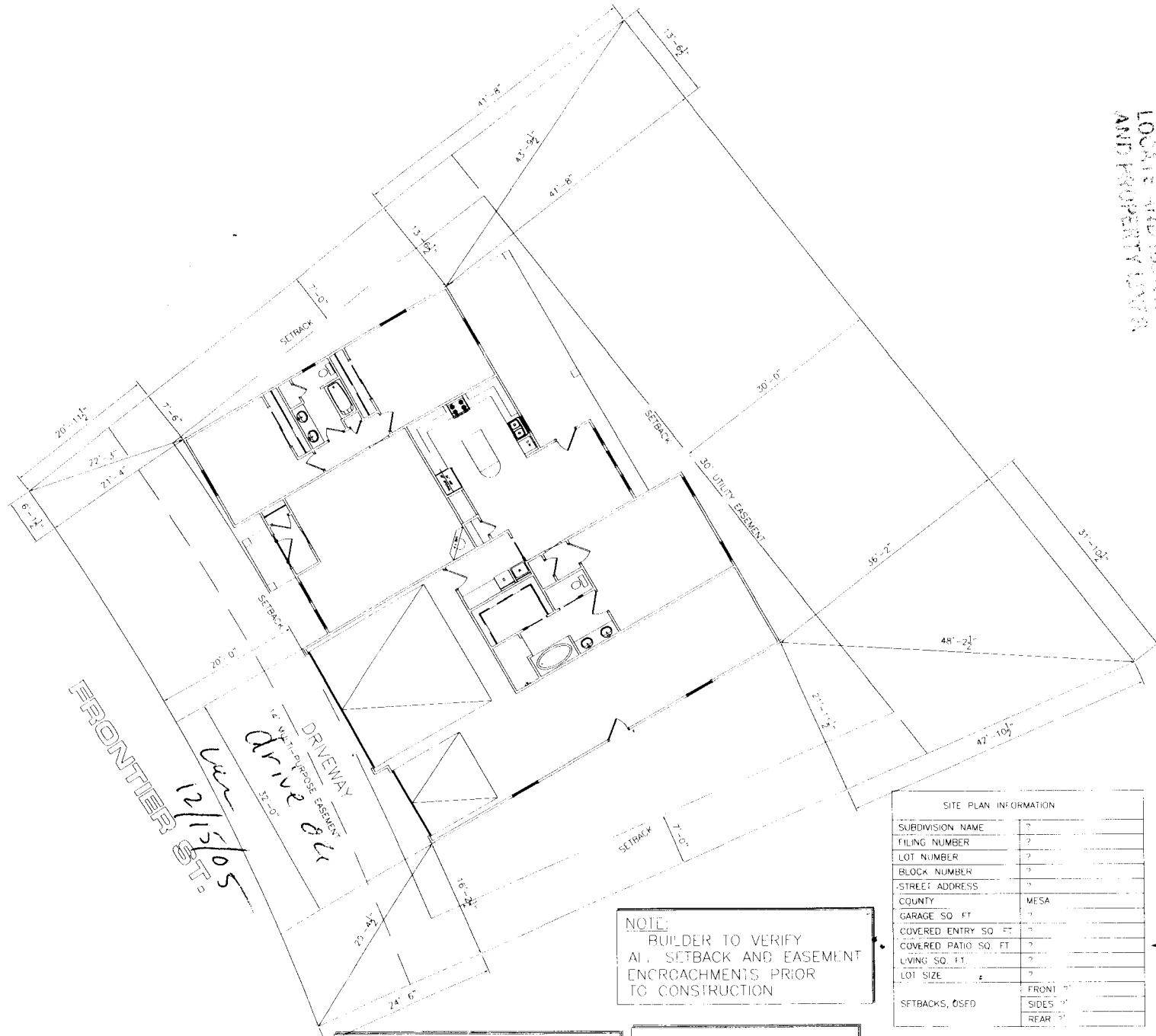
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Brown Date 12/13/05
Department Approval [Signature] Date 12-15-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>PL 0150</u>
Utility Accounting <u>[Signature]</u> Date <u>12/15/05</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)



FRONTIER ST
 12/15/05
 Drive Dr

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. SETBACKS MAY BE ADJUSTED IF NECESSARY. LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

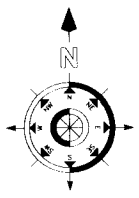
BA
 12/15/05

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	?
FILING NUMBER	?
LOT NUMBER	?
BLOCK NUMBER	?
STREET ADDRESS	?
COUNTY	MESA
GARAGE SQ. FT.	?
COVERED ENTRY SQ. FT.	?
COVERED PATIO SQ. FT.	?
LIVING SQ. FT.	?
LOT SIZE	?
SETBACKS, OSFD	FRONT ? SIDES ? REAR ?



SCALE: 1"=20'-0"

NOTE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND THE HOME OWNER'S ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENDORSED BY AUTHORITY. SEE SEPARATE DRAWINGS BY OTHERS FOR DIMENSIONING DATA.