

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 246 Frontier St No. of Existing Bldgs 2 No. Proposed 1
 Parcel No. 2943-294-26-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2548
 Subdivision Chipeta Glen Sq. Ft. of Lot / Parcel 9142
 Filing 1 Block 1 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2548
 Height of Proposed Structure 25 ft

OWNER INFORMATION:

Name Wanda Locke
 Address 596 35 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 _____
 Address same
 City / State / Zip _____
 Telephone _____

***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 <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>28'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>TRAD</u> (Engineer's Initials)

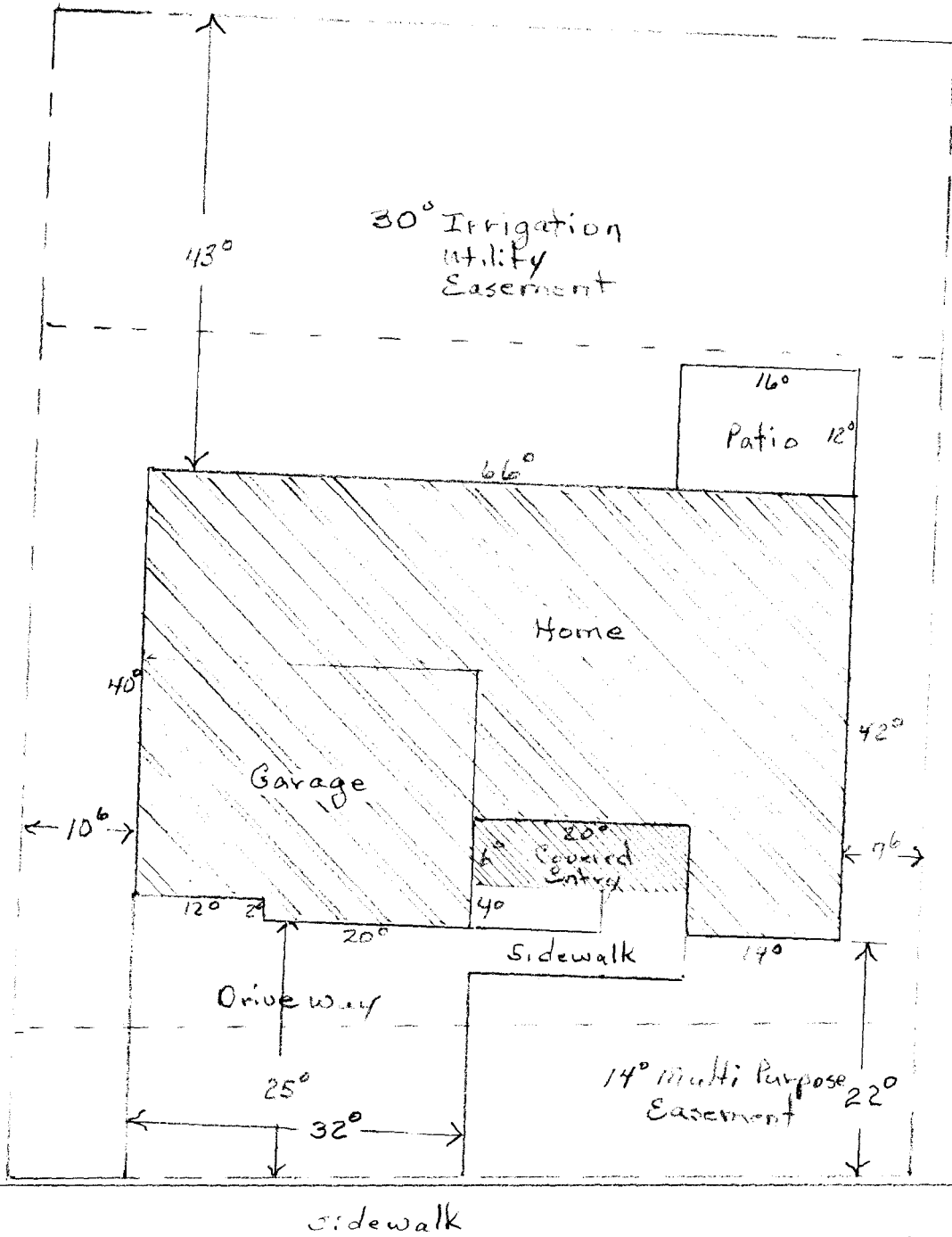
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Wanda Locke Date 4-26-06
 Department Approval DHC Day Hall Date 5-1-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>Paid @ Omsd</u>
Utility Accounting <u>Q</u>	Date <u>5/1/06</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)



← N →
Scale 1" = 16'

Frontier Street
246 Frontier St
Lot 2 block 1
Chipeta Glenn

24.
ACCEPTS
ANY CHANGES
DEFINITION
RESPONSIBILITY
LOCAL ORDINANCES
AND PROVISIONS.
Dived
RAT 5/11/06
4-21-06
Caythall
MUST BE
PLANNING
ITS
EARLY
EASEMENTS