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

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

*No account located*

Building Address 224 FRONTIER ST  
 Parcel No. 2943-294-27-004  
 Subdivision CHIPETA GLENN  
 Filing \_\_\_\_\_ Block 2 Lot 4

No. of Existing Bldgs 1 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 2350 Sq. Ft. Proposed 360  
 Sq. Ft. of Lot / Parcel .259 ACRES (11282.04)  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2903  
 Height of Proposed Structure 15'

**OWNER INFORMATION:**

Name ROBERT ROGERS  
 Address 224 FRONTIER ST  
 City / State / Zip 95 CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): DETACHED GARAGE / SHOP

**APPLICANT INFORMATION:**

Name SAME AS ABOVE  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone (970) 254-1261

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R8F-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>May not encroach into setback w/ overhang more than 12"</u>
Voting District _____ Driveway Location Approval _____ (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 \_\_\_\_\_ Date 2-26-07

Department Approval \_\_\_\_\_ Date 2/26/07

Additional water and/or sewer tap fees are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>NO charge swr/water</u>
Utility Accounting	Date <u>2-26-07</u>		


C/S DESIGN & DRAFTING  
 8800 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202  
 (303) 751-1100

STEPLAN

PREPARED FOR  
 BOB ROGERS  
 224 FRONTIER STREET  
 GRAND JUNCTION, CO 81503

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