

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

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

Building Address 244 Frontier St.  
 Parcel No. 2943-294-26-003  
 Subdivision Chipeta Glenn  
 Filing 1 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3172  
 Sq. Ft. of Lot / Parcel 9235 sq. ft.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3172  
 Height of Proposed Structure 26 ft.

**OWNER INFORMATION:**

Name Larry Menger  
 Address 3220 2 1/2 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 Larry Menger  
 Address 3220 2 1/2 Rd.  
 City / State / Zip Clifton, Co 81520  
 Telephone 970-434-6365

**\*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>R-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' (CCR)</u>	Special Conditions _____
Voting District <u>E</u> Driveway Location Approval <u>JAR</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).

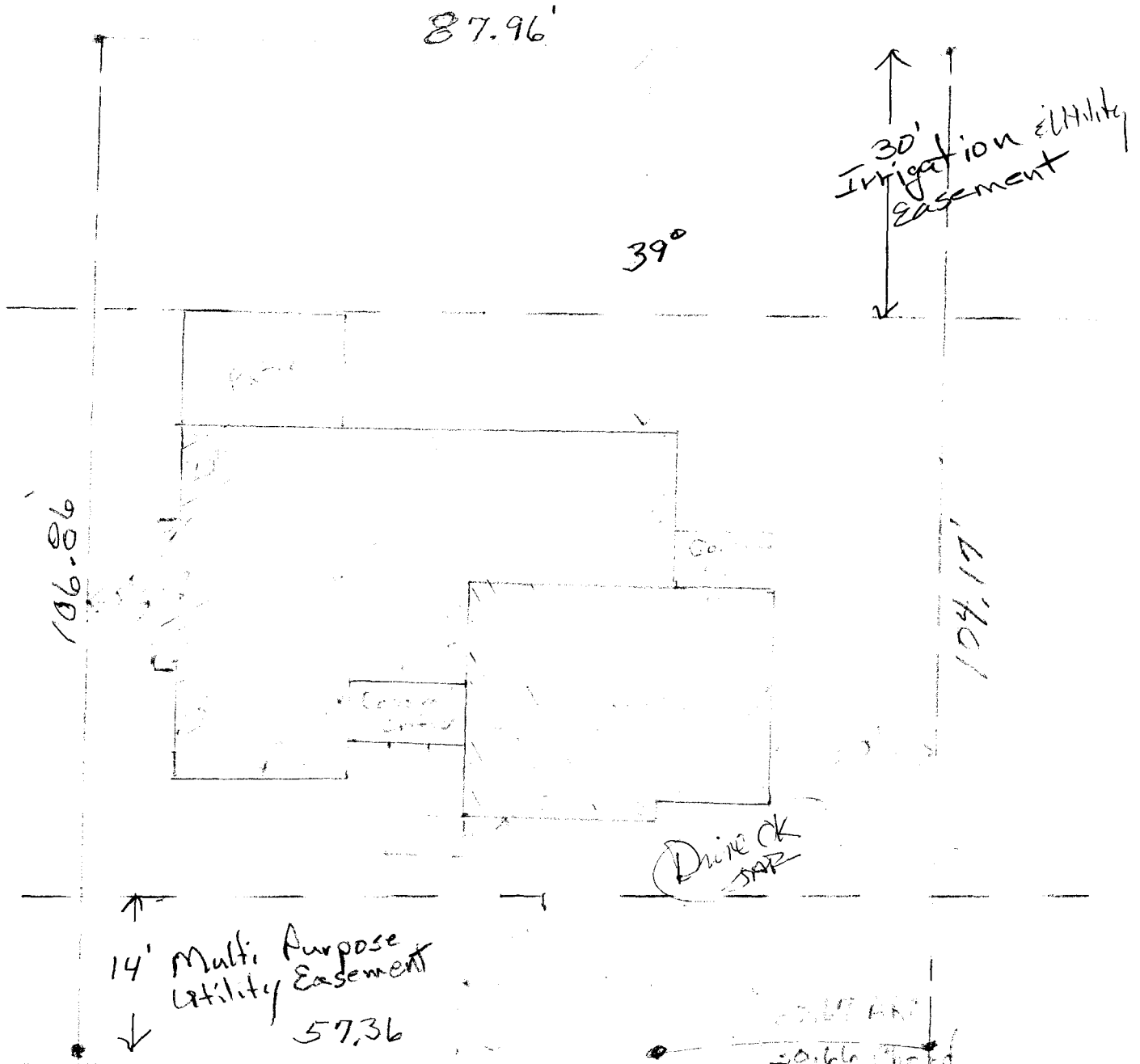
Applicant Signature Larry Menger Date 11-6-07  
 Department Approval JMC Wendy Spurr Date 11/7/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>paid to OMSD</u>
Utility Accounting <u>[Signature]</u> Date <u>11-16-07</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)

JAR Wendy Spurr

N



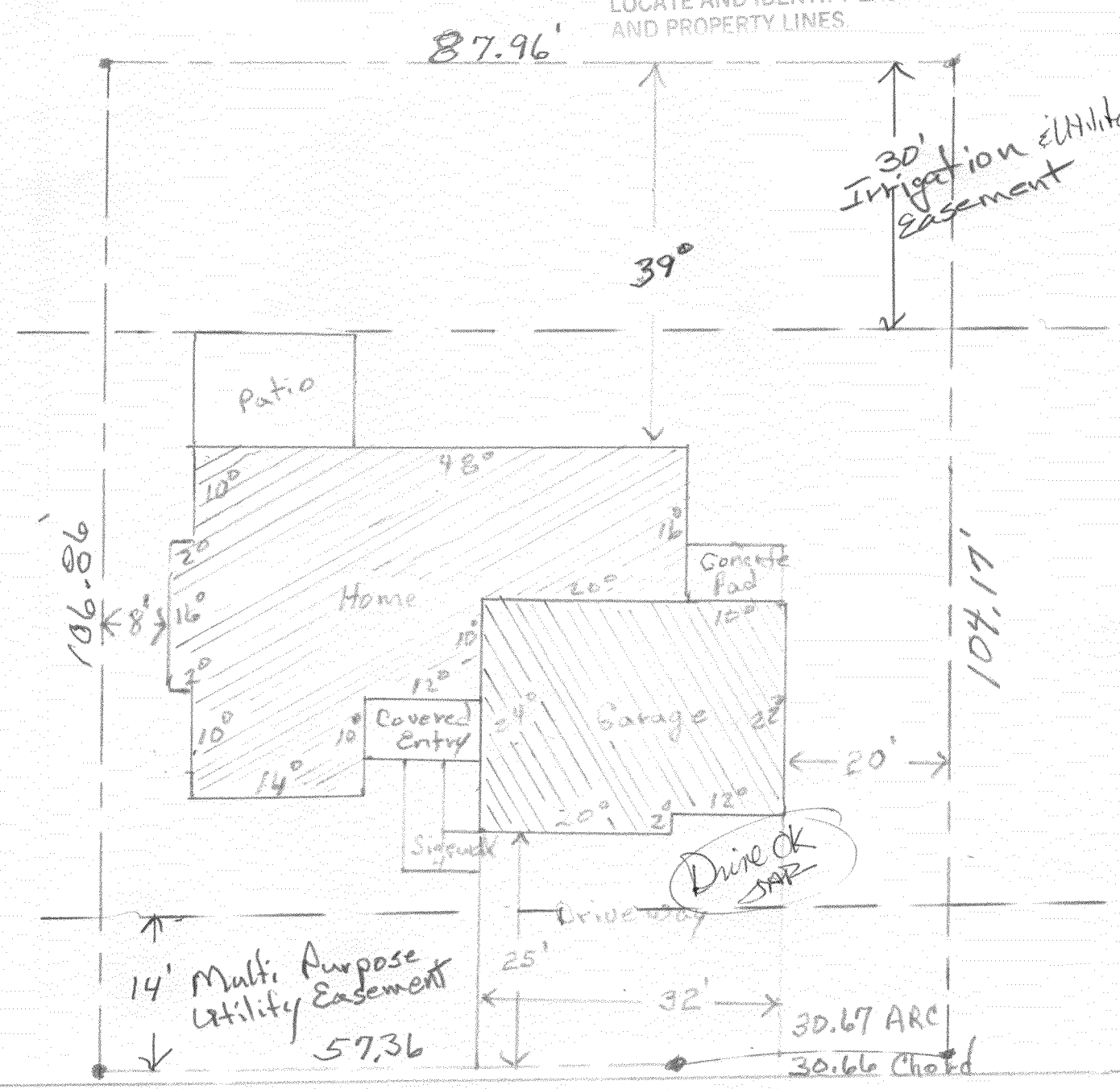
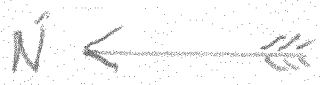
Frontier

1/16"

244 number

Chipeta Glenn

ACCEPTED *SAR Wendy Spurr*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.



Frontier Street

$\frac{1}{16}'' = 1'$

244 Frontier St  
 Lot 3 Block 1  
 Chipeta Glenn