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# PLANNING CLEARANCE

BLDG PERMIT NO.
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(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

Building Address 206 CHIPETA PINES CT  
 Parcel No. 2943-294-18-005  
 Subdivision CHIPETA PINES  
 Filing \_\_\_\_\_ Block 2 Lot 5

No. of Existing Bldgs \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 1600 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 12,501.72  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface \_\_\_\_\_  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name JOHN M. TRUETS  
 Address 206 CHIPETA PINES CT.  
 City / State / GRAND JUNCTION, CO  
81503

**APPLICANT INFORMATION:**

Name JOHN M. TRUETS  
 Address 206 CHIPETA PINES CT  
 City / State / GRAND JUNCTION, CO 81503  
 Telephone 970-434-2935

**DESCRIPTION OF WORK & INTENDED USE:**

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

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): STORAGE SHED 8'x10'

NOTES: LOCATED ON THE SOUTHEAST CORNER OF THE LOT

**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 about the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>15</u> from PL Rear <u>15</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement <b>PAID</b>
Voting District _____ Driveway Location Approval _____	Special Conditions <u>JUN 30 2010</u>
(Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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).

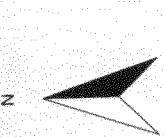
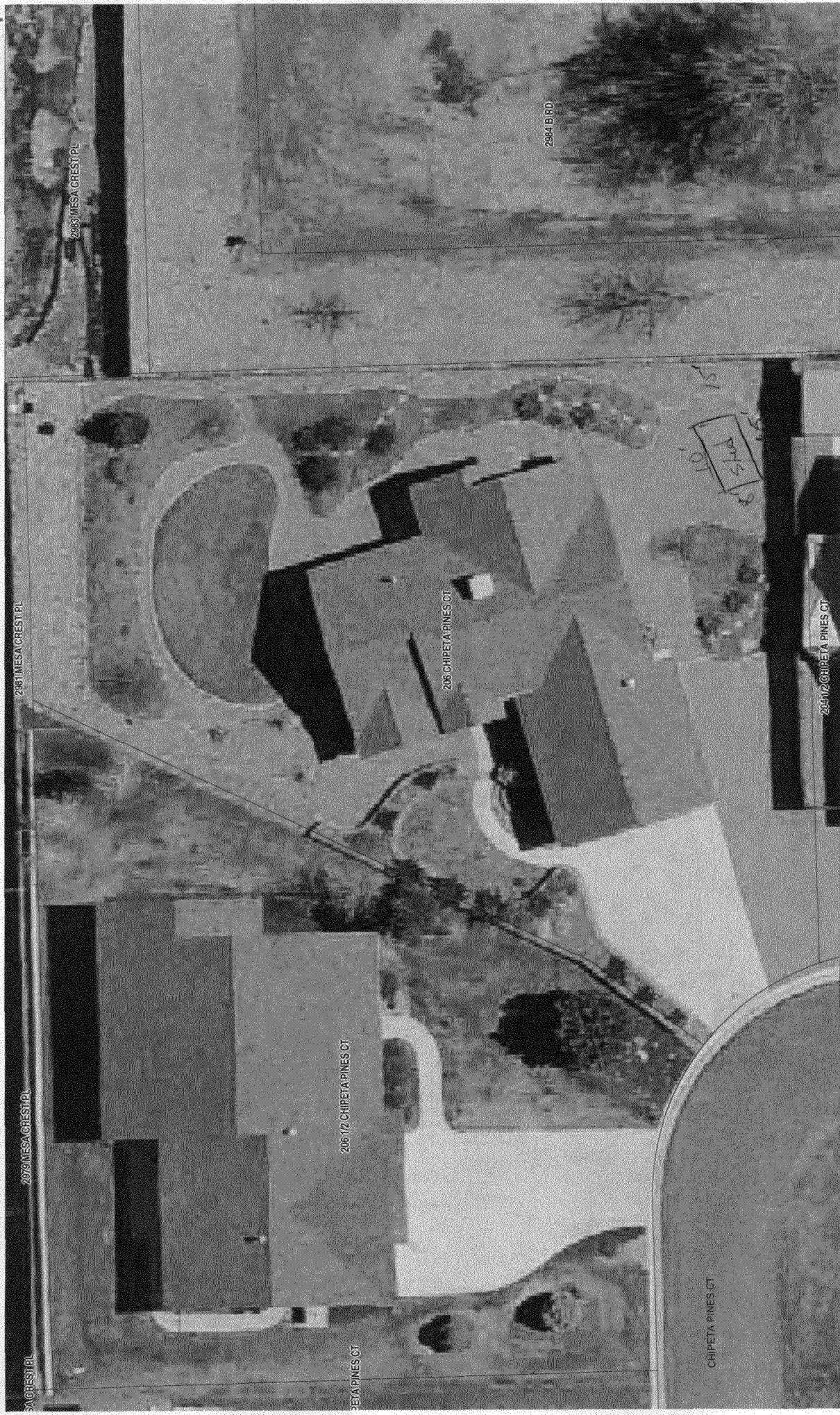
Applicant Signature John M Truets Date 6/30/10  
 Planning Approval Pat Dunlap Date 6/30/10

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. \_\_\_\_\_

Utility Accounting C. Bewsley Date 6/30/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 206 Chipeta Pines Ct



*Pat Denker* 6/30/10

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.

SCALE 1 : 281

