

Temp. trailer

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 74269

These fees will be due upon permanent home placement RSE

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

17-001

BLDG ADDRESS 201 Dream Street

TAX SCHEDULE NO. 2743-294-~~17009~~

SUBDIVISION Chipeta Pines

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 200

FILING 1 BLK 1 LOT 1

SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Just Companies, Inc

NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 826 2 1/2 Rd

NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE (970)-245-9316

(2) APPLICANT Same

USE OF EXISTING BLDGS —

(2) ADDRESS Same

DESCRIPTION OF WORK AND INTENDED USE: Temp Site trailer

(2) TELEPHONE —

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 PR 3.9

Maximum coverage of lot by structures —

SETBACKS: Front 25' from property line (PL) or — from center of ROW, whichever is greater

Parking Req'mt 2 per unit

Side 15' from PL Rear 15' from PL

Special Conditions Temporary - Expires one year from issuance

Maximum Height —

CENSUS 13 TRAFFIC 82 ANN# —

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 [Signature] Date —

Department Approval [Signature] Date 3/22/00

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. No Plumbing of any kind

Utility Accounting [Signature] Date 3/23/00

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *[Signature]* 3/23/02
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



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