

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00



BLDG PERMIT NO. 77807

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

BLDG ADDRESS 207 DREAM ST TAX SCHEDULE NO. 2943-294-17-007  
 SUBDIVISION Chipeta Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2125 s.f.  
 FILING BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Just Companies, Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 826 21 1/2 Road  
 (1) TELEPHONE 245-9316 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Just Companies, Inc. USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 826 21 1/2 Road DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 245-9316 Single Family Residence

**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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) Parking Req't 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' N side from PL Rear 35' from PL Special Conditions All approval req'd  
 Maximum Height \_\_\_\_\_ CENSUS 13 TRAFFIC 82 ANN# \_\_\_\_\_

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 [Signature] <sup>Project Manager</sup> Date 11-27-00  
 Department Approval [Signature] Date 11-29-00

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 13572

Utility Accounting [Signature] Date 11/29/00

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  
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.

*Ronnie 11/29/00*

N 00° 02' 33" W

61.0'

15' IRRIGATION EASEMENT

COVERED PORCH

3' MAINTAINANCE EASEMENT

130.77'

43.2'(4)

SINGLE FAMILY RESIDENCE

2125 S.F.

5.0'

13.0'

130.86'

589° 57' 27" W

NORTH

589° 57' 27" W

20.0'

CONCRETE DRIVEWAY

14' MULTI-PURPOSE EASEMENT

DRIVE OK

*David R. Donohue*

*11/29/2000*

25.0'

11.5'

13.5'

34.0'

S 00° 02' 33" W

D R E A M   S T R E E T

207 DREAM STREET

BLOCK 1 LOT 7

SCALE 1" = 20'