

FEE \$	10.00
TCP \$	500.00
SIF \$	092.00



BLDG PERMIT NO. 76093

ex

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

BLDG ADDRESS 209 DREAM Street TAX SCHEDULE NO. 2943-294-17-009
 SUBDIVISION Ch. peta Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1700
 FILING BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0 N/A
 (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 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Just Companies Inc. DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS SAME
 (2) TELEPHONE SAME Single Family Detached.

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 PP Maximum coverage of lot by structures _____
 SETBACKS: Front 25' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 35' from PL Special Conditions South Side = 0'
 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 Just Companies Inc. [Signature] Date 7/21/00
 Department Approval [Signature] Date 7/31/00

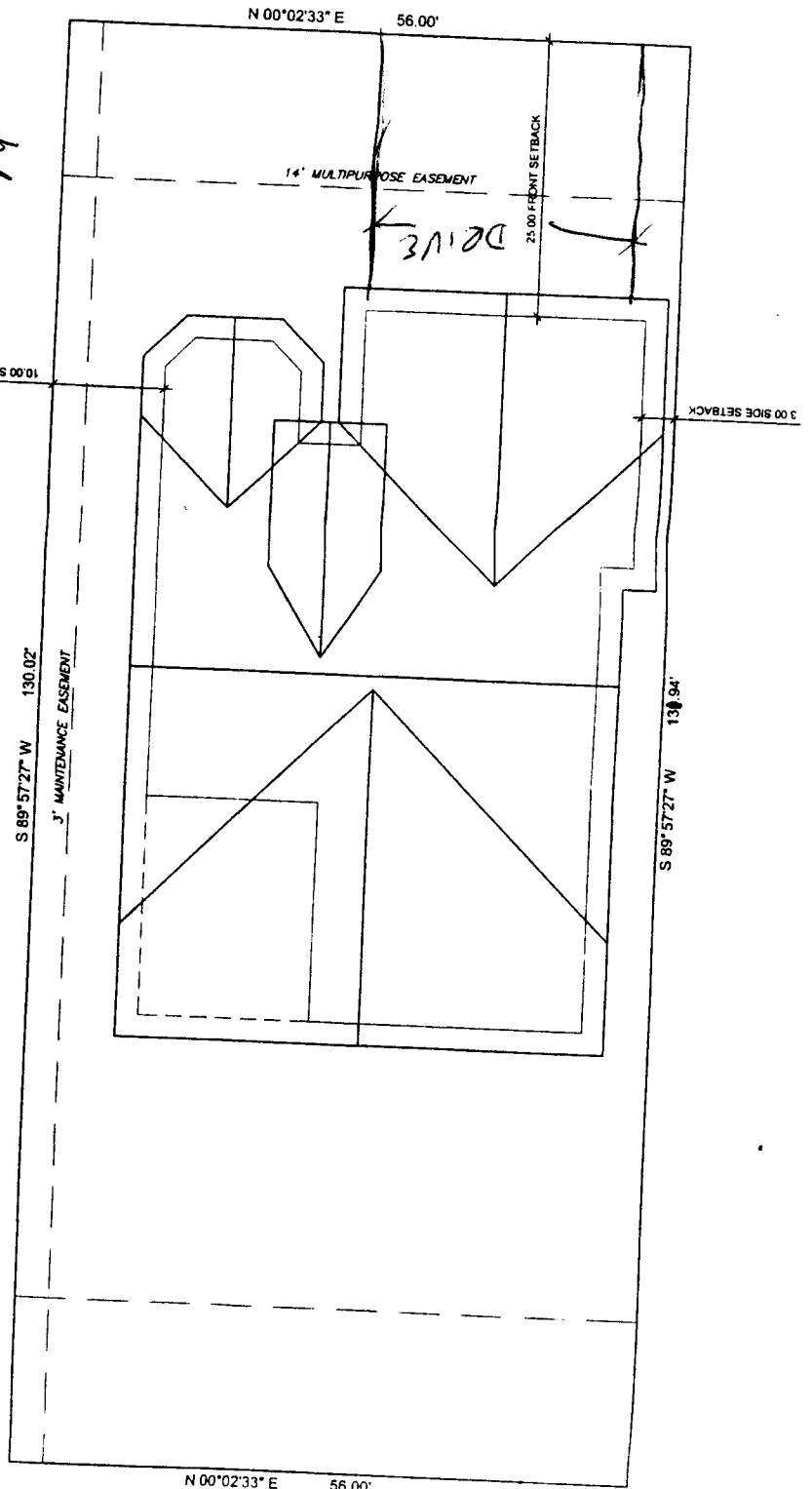
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13290

Utility Accounting [Signature] Date 7/31/00

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)

DREAM STREET ROW



SHOW DRIVE LOCK.
 KENT MARSH
 244-1451

DRIVE OK
 SH
 7/31/00

ACCEPTED *7/31/00*
Gay Gibson
 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.

209 Dream St.