

Planning \$ <u>10<sup>-</sup></u>	Drainage \$ <u>—</u>
TCP \$ <u>400<sup>-</sup></u>	School Impact \$ <u>292<sup>-</sup></u>

*NH Duplex*

BLDG PERMIT NO. <u>74343</u>
FILE # _____

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS <u>210 Dream St. #A</u>	TAX SCHEDULE NO. <u>2943-294-18-009</u>
SUBDIVISION <u>Chipeta Pines</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1640</u>
FILING <u>1</u> BLK <u>—</u> LOT <u>4 (A)</u>	SQ. FT. OF EXISTING BLDG(S) <u>—</u>
OWNER <u>Just Companies</u>	NO. OF DWELLING UNITS: BEFORE <u>0</u> AFTER <u>1</u>
ADDRESS <u>826 2 1/2 Rd</u>	CONSTRUCTION
TELEPHONE <u>245-9316</u>	NO. OF BLDGS ON PARCEL: BEFORE <u>0</u> AFTER <u>1</u>
APPLICANT <u>Same</u>	CONSTRUCTION
ADDRESS _____	USE OF ALL EXISTING BLDGS <u>—</u>
TELEPHONE _____	DESCRIPTION OF WORK & INTENDED USE: <u>attached single family unit</u>

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>PR3.9</u>	LANDSCAPING/SCREENING REQUIRED: YES ___ NO ___
SETBACKS: FRONT: <u>20'</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2</u>
SIDE: <u>0' @ common wall</u> from PL REAR: _____ from PL	SPECIAL CONDITIONS: <u>Replat will occur at completion</u>
MAXIMUM HEIGHT _____	CENSUS TRACT <u>13</u> TRAFFIC ZONE <u>82</u> ANNX _____
MAXIMUM COVERAGE OF LOT BY STRUCTURES _____	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

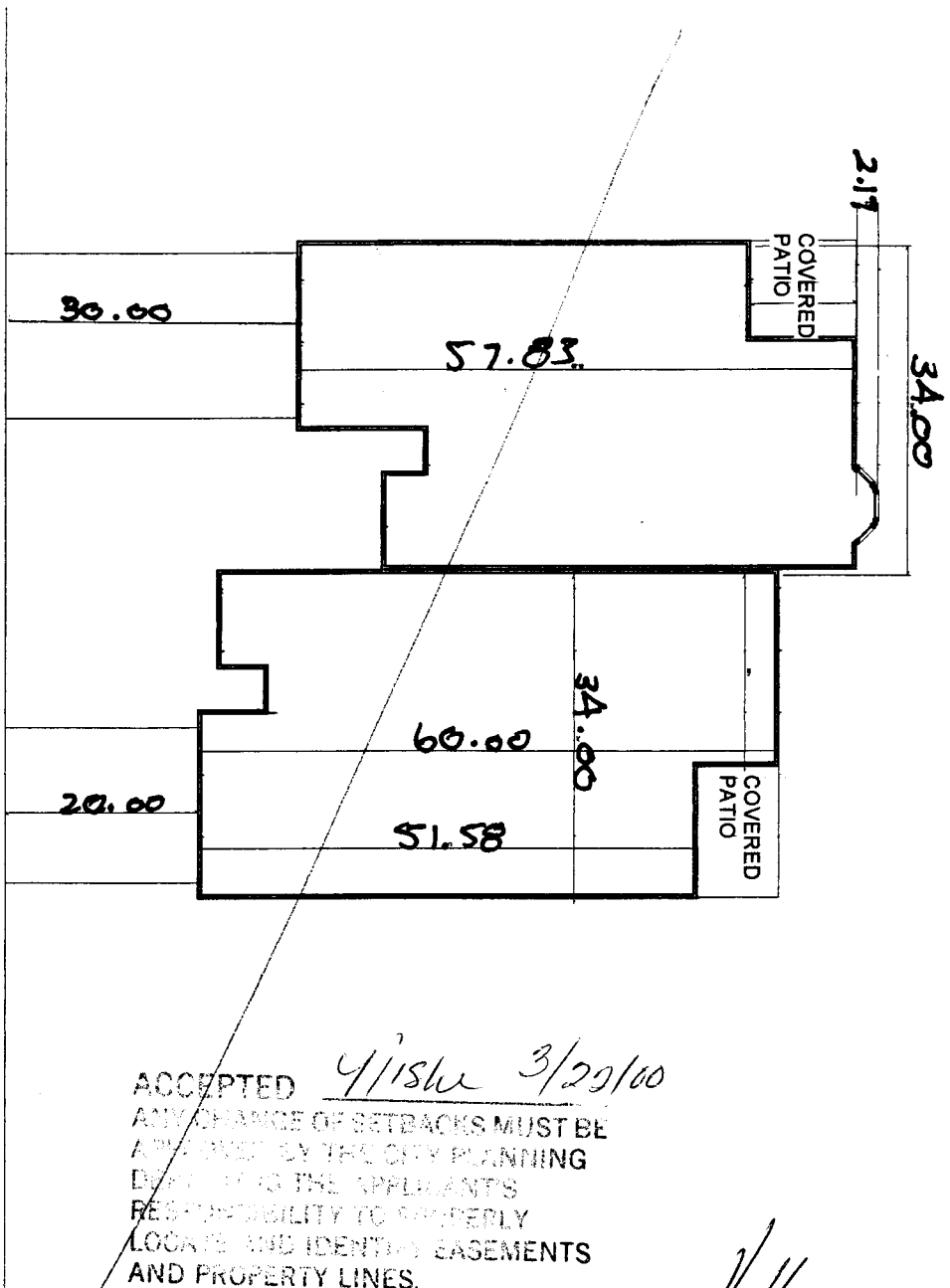
Applicant's Signature <u>[Signature]</u>	Date _____
Department Approval <u>[Signature]</u>	Date <u>3/22/00</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>129004</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/23/00</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Developrr

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

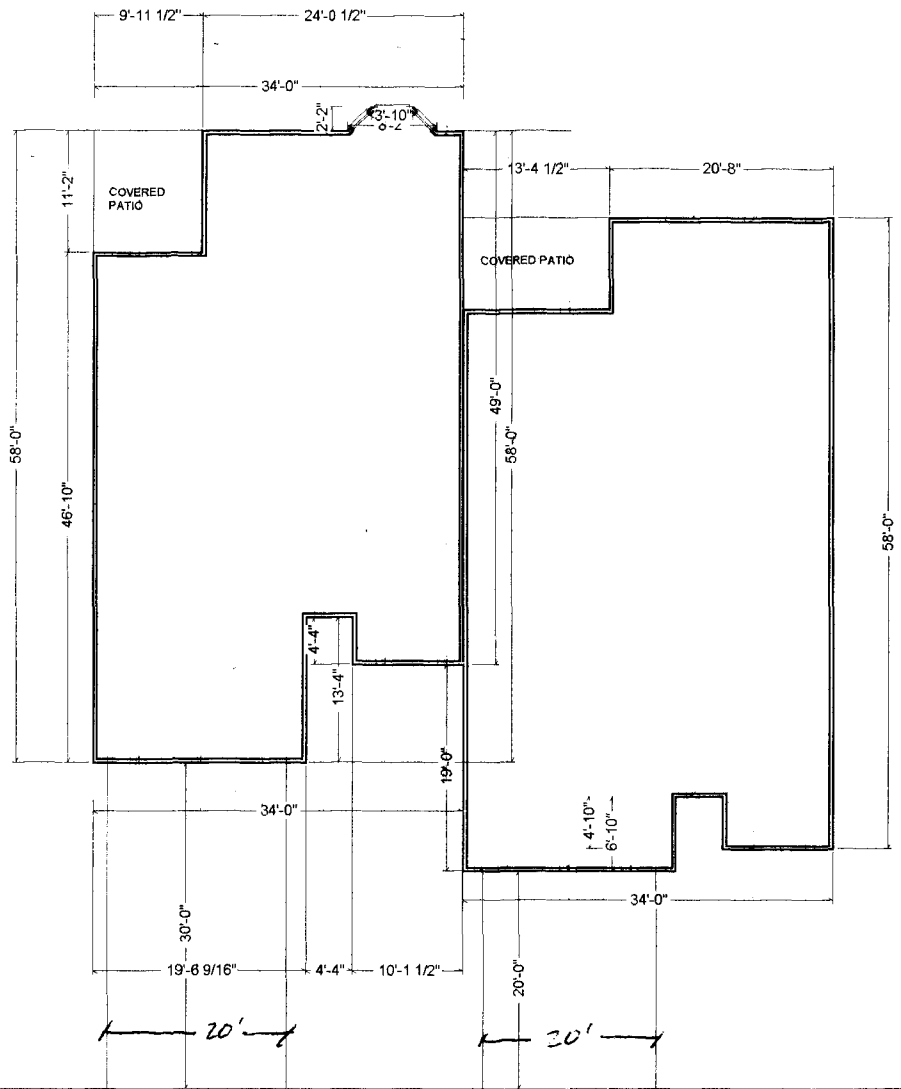
DREAM SREET  
210 DREAM STREET  
CHIPETA PINES FILING 1



ACCEPTED *4/15/00 3/29/00*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT TO THE APPLICANT'S RESPONSIBILITY TO CORRECTLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Revised 3/31/00 Ronnie*

*Wells*  
DRIVE O.K.  
3/22/00



ACCEPTED *Ronnie* 3/31/00  
 ANY CHANGE OR RETRACKS NOT  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Revised  
 Site  
 plan*

DREAM  
 STREET

210 DREAM STREET  
 CHIPETA PINES FILING 1