

FEE \$	10.00
TCP \$	400.00
SIF \$	292.00



BLDG PERMIT NO. 77551

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 212 DREAM STREET #A TAX SCHEDULE NO. 2943-294-00-152
 SUBDIVISION CHIPETA PINES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1703
 FILING BLK 4 LOT 6 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER JUST COMPANIES, INC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 826 21 1/2 RD NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-245-9316 USE OF EXISTING BLDGS NA
 (2) APPLICANT JUST COMPANIES, INC DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS 826 21 1/2 RD.
 (2) TELEPHONE 970-245-9316 NEW SINGLE FAMILY RESIDENCE ATTACHED

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 20 from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 0' from PL Rear 0' from PL Special Conditions ACCO required
 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 Loyd Scovill Date 11-2-00
 Department Approval Ronnie Edwards Date 11-9-00

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13544
 Utility Accounting CM Cole Date 11/9/00

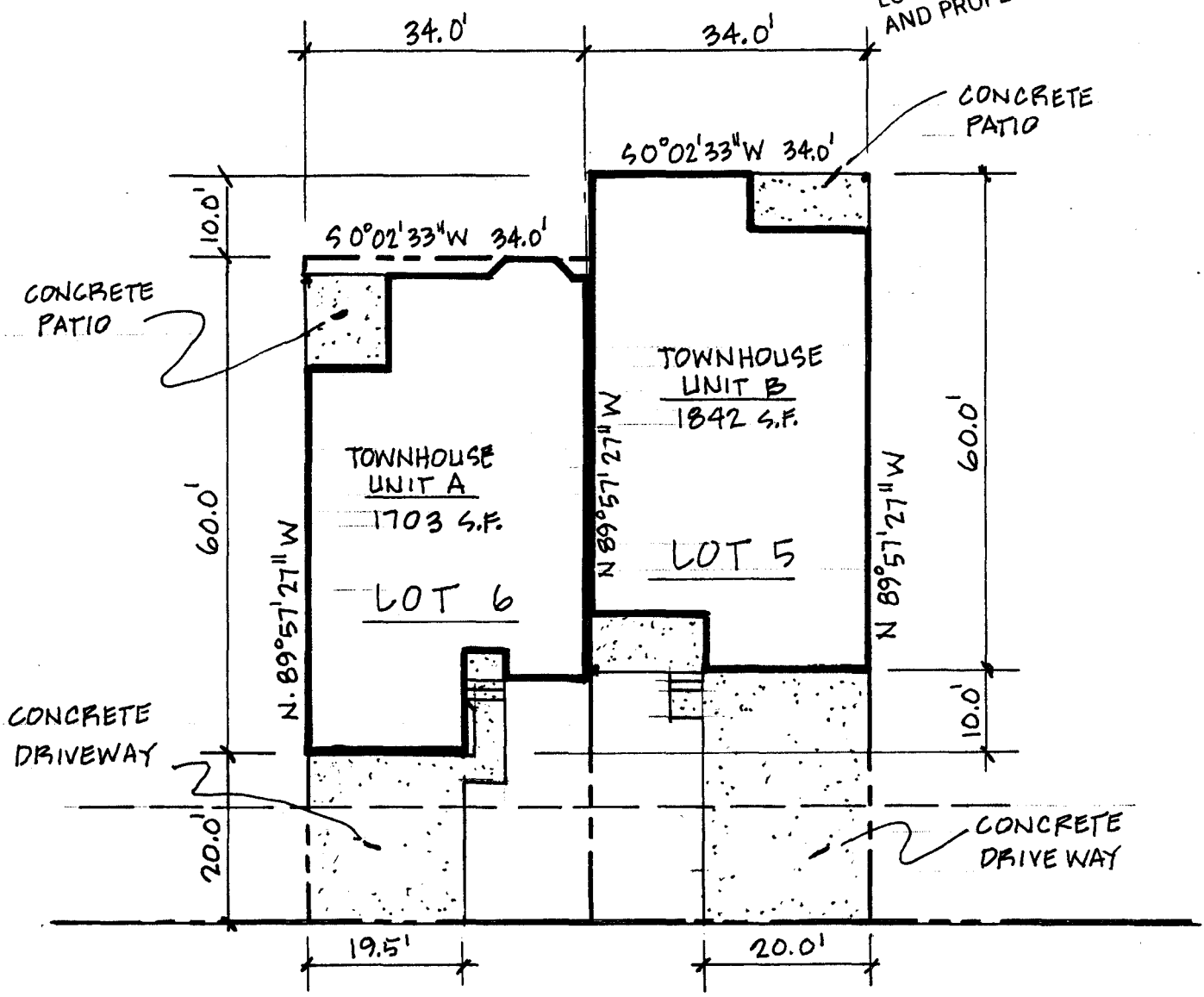
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Ronnie 11/9/00

NORTH

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.



DREAM STREET

Drives OK
EH
11/6/00

212 DREAM STREET

BLOCK 4 LOT 6 & 5

SCALE 1" = 20'

292
292
584