

FEE \$	10
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 75205

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

BLDG ADDRESS 201 DREAM ST TAX SCHEDULE NO. 294-32-941-7001
 SUBDIVISION Chepeta Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2820
 FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Albert FISHER NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 453 Stepping Stone Cliffs
 (1) TELEPHONE (805) 489-2249 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT FISHER CONST USE OF EXISTING BLDGS ~~NEW HOME~~ - N/A
 (2) ADDRESS 453 Stepping Stone, Cliffs DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE (970) 256-4640 NEW HOME

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) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 15' from PL Rear 15' from PL Special Conditions _____
 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 5/10/00
 Department Approval [Signature] Date 5/25/00
 Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13120
 Utility Accounting [Signature] Date _____

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)

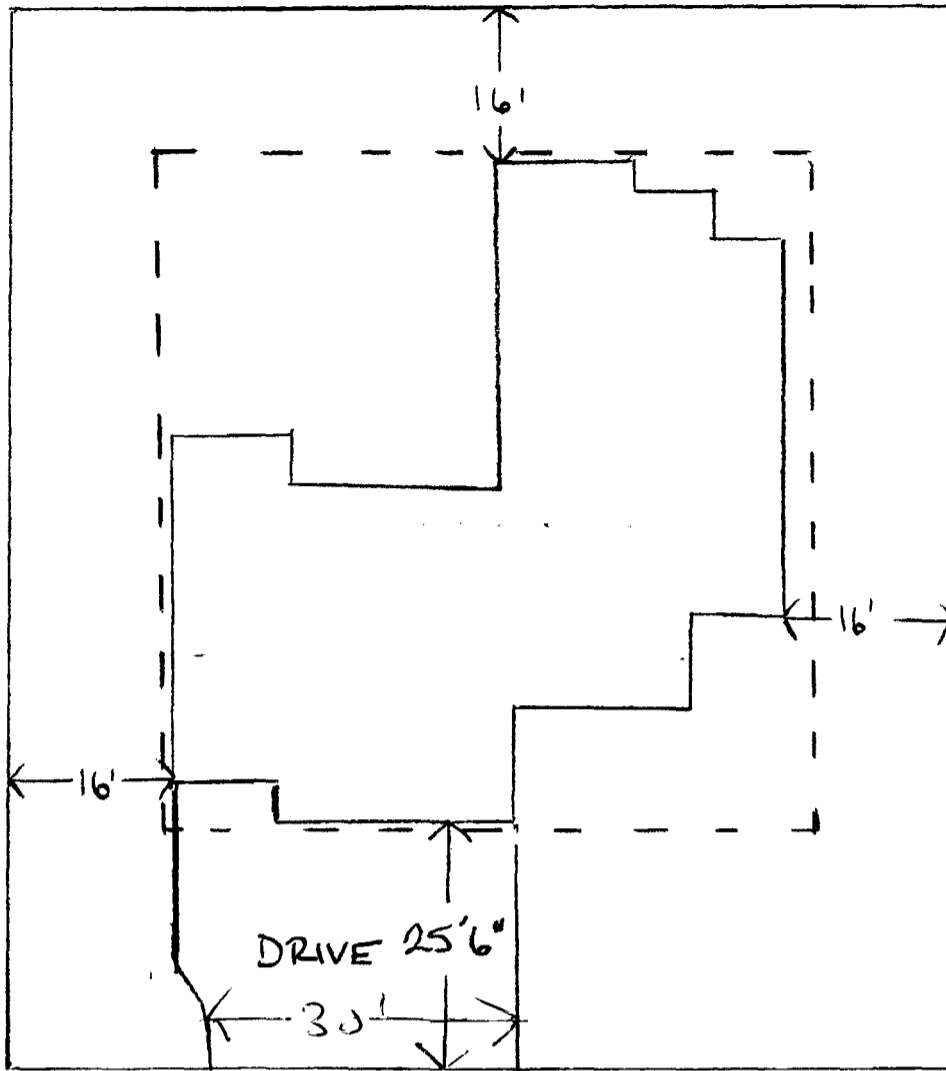
201
Dream St

Site PLAN

98.64'

B
R
d.

110.01'



110.61'

DRIVE 25'6"

30'

98.53'

(Lot 1)

201 DREAM ST

NORTH

SCALE: 1" = 20'

DRIVE OK
Ems
5/12/00

APPROVED S/C 5/25/00
ANY CHANGE OF USE, BACKS M. ETC.
APPROVAL BY THE CITY PLANNING
DEPT. IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.