

Single family Home

Planning \$ <u>10.00</u>	Drainage \$
TCP \$ <u>500.00</u>	School Impact \$ <u>298.00</u>

BLDG PERMIT NO. <u>78863</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 **

BLDG ADDRESS 207 1/2 DREAM ST. TAX SCHEDULE NO. 2943-294-17-008

SUBDIVISION CHIPETA Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1560

FILING 1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Just Companies Inc. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) ADDRESS 826 2 1/2 Rd, GT Co NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE 970-245-9316

(2) APPLICANT Just Companies Inc. USE OF ALL EXISTING BLDGS 0

(2) ADDRESS 826 2 1/2 Rd, GT Co DESCRIPTION OF WORK & INTENDED USE:
81505 Single Family Detached.

(2) TELEPHONE 970-245-9316

✓ 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 PR 3.9 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front 25' from Property Line (PL) or _____ from center of ROW, whichever is greater
Side 10' / 3' one side - easement. from PL Rear 35' from PL

Parking Req'mt 2

Special Conditions: _____

Maximum Height _____

Maximum coverage of lot by structures _____

Census Tract 13 Traffic Zone 82 Annx # _____

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 G.J. 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 Just Companies Inc. Date 2/9/2000

Department Approval Ronnie Edwards Date 2-28-00

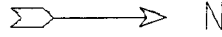
Additional water and/or sewer tap fee(s) are required: YES _____ NO _____ W/O No. 15807

Utility Accounting Webb Overholt Date 2/28/00

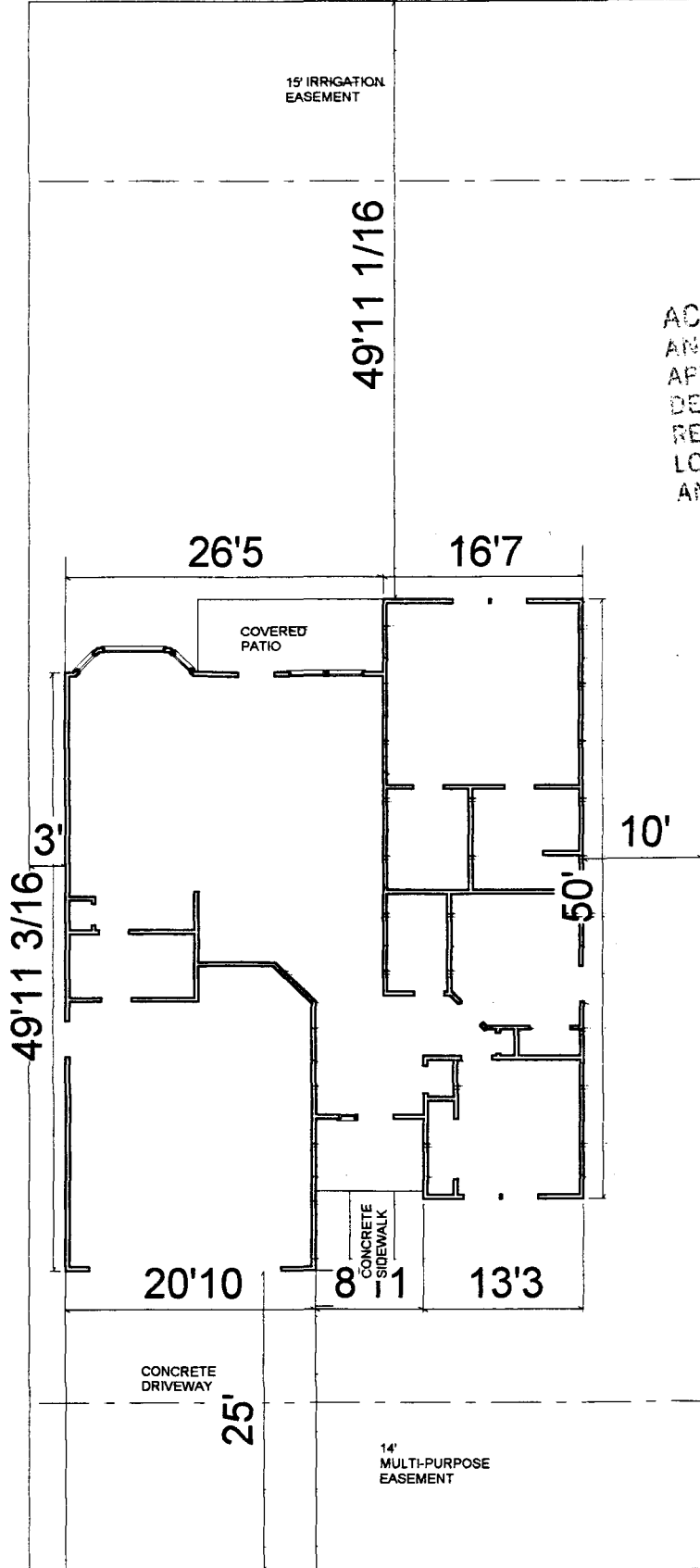
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

56.00



130.86



ACCEPTED *Ronne* - 2/28/00
 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.

130.94

2/19/00
 DRIVE O.K.
[Signature]

56.00

207 1/2 DREAM STREET
 LOT 8 BLOCK 1 CHIPETA PINES FILING 1
 JUST COMPANIES INC

207 1/2 Dream St.