

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

BLDG PERMIT NO. <u>74268</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 210 Dream Street #B TAX SCHEDULE NO. 2943-294-18-009

SUBDIVISION Chipita Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3280 1640

FILING 1 BLK - LOT 3(B) SQ. FT. OF EXISTING BLDG(S) 0

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

(1) ADDRESS 826 2 1/2 Road NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 CONSTRUCTION

(1) TELEPHONE (970) 245-9316 USE OF ALL EXISTING BLDGS Residential

(2) APPLICANT Gano DESCRIPTION OF WORK & INTENDED USE: Single family

(2) ADDRESS \_\_\_\_\_ attached new construction

(2) TELEPHONE \_\_\_\_\_

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 20' from Property Line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater

Side 0' @ common wall from PL Rear \_\_\_\_\_ from PL

Maximum Height \_\_\_\_\_ Parking Req't 2

Maximum coverage of lot by structures \_\_\_\_\_ Special Conditions: Replat will occur @ completion

Genus 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 [Signature] Date \_\_\_\_\_

Department Approval [Signature] Date 3/22/10

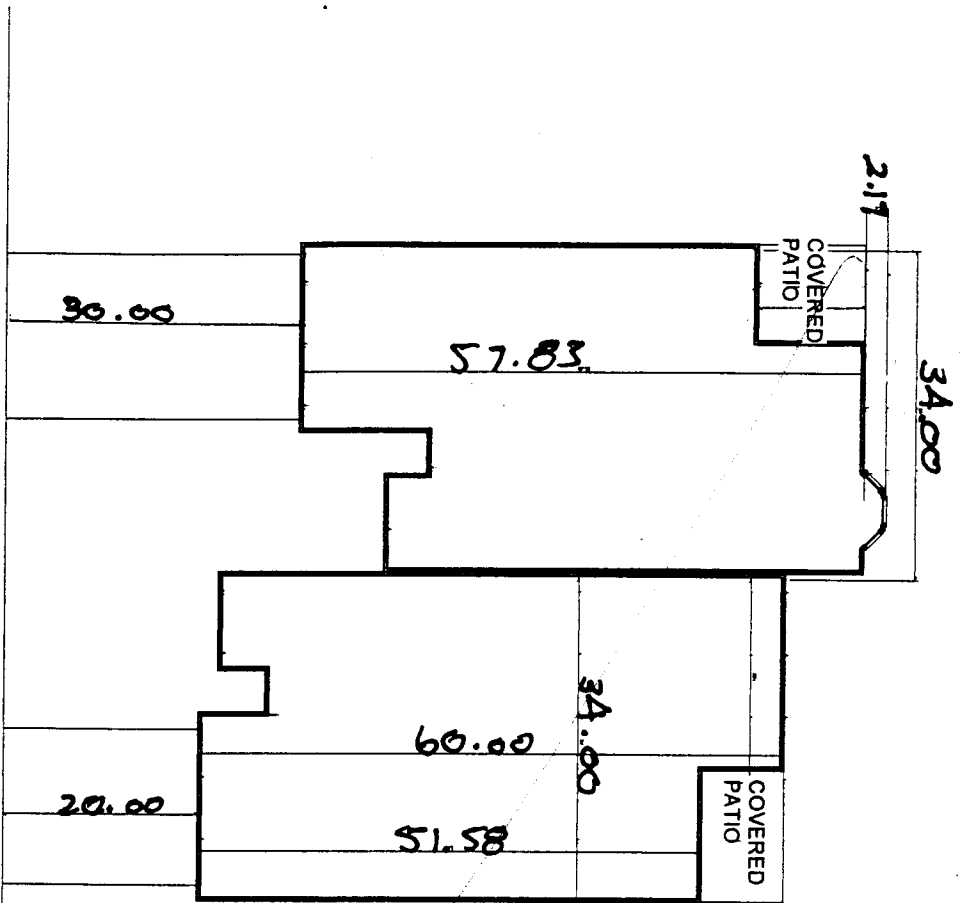
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO \_\_\_\_\_ W/O No. 12969

Utility Accounting [Signature] Date 3/23/10

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 SREET  
 210 DREAM STREET  
 CHIPETA PINES FILING 1



ACCEPTED *4/1/00* 3/22/00  
 ANY CHANGES OF DETAIL MUST:  
 BE APPROVED BY THE CITY PLANNING  
 DEPARTMENT. THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Revised*  
 3/31/00

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