

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



BLDG PERMIT NO. 77562

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

BLDG ADDRESS 212 DREAM STREET #B TAX SCHEDULE NO. 2943-294-00-152
 SUBDIVISION CHIPETA PINES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1842 S.F.
 FILING BLK 4 LOT 5 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 2 1/2 RD
 (1) TELEPHONE 970-245-9316 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT JUST COMPANIES, INC USE OF EXISTING BLDGS NA
 (2) ADDRESS 826 2 1/2 RD DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-245-9316 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't 2
 or _____ from center of ROW, whichever is greater
 Side 0' from PL Rear 0' from PL Special Conditions allo approval 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).

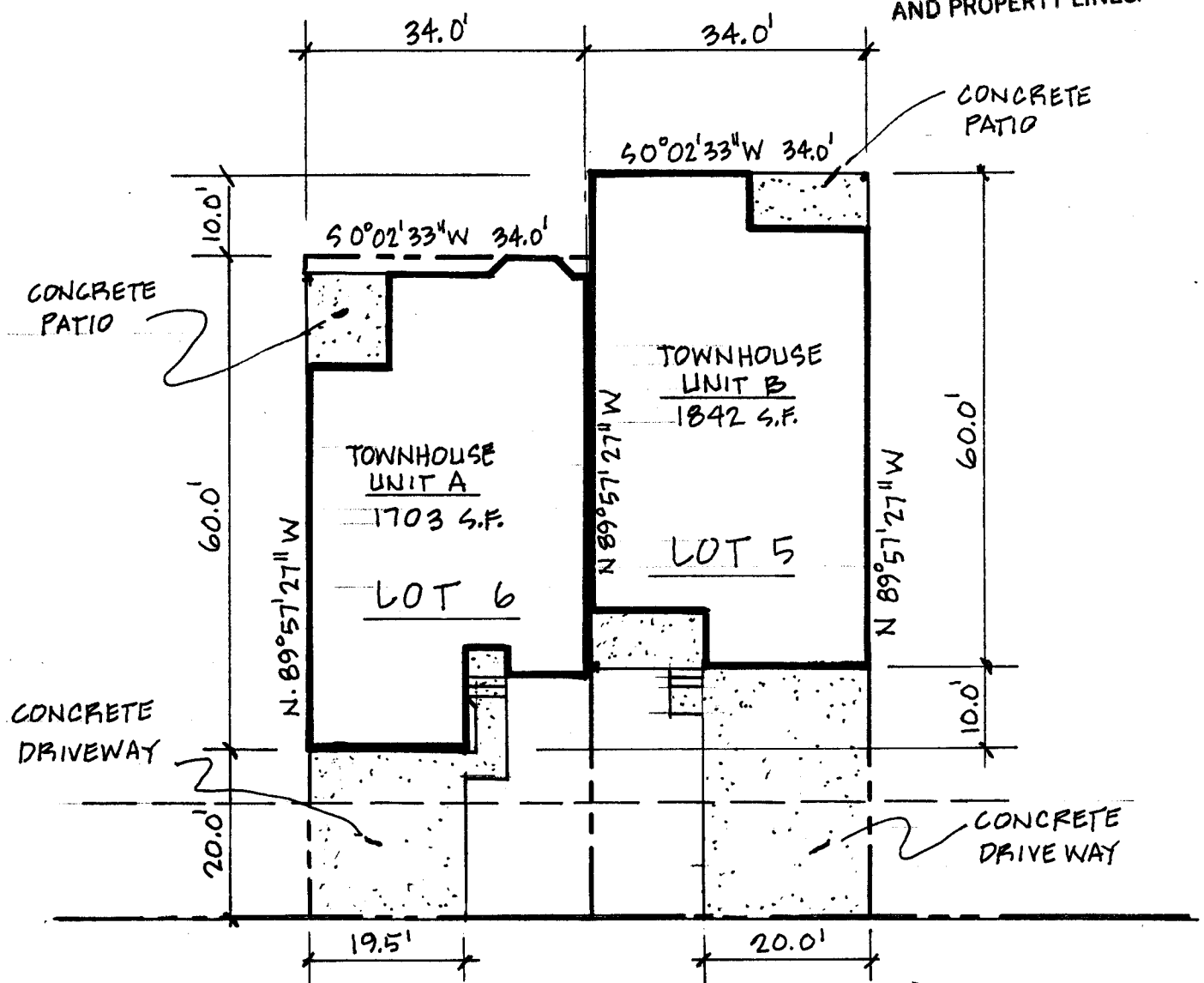
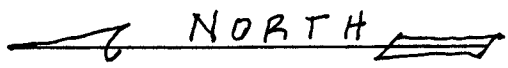
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily 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)

ACCEPTED *Ronnie* 11/9/00
 ANY CHANGE OF SETBACKS
 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'

702