

FEE \$	10.00
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 76092

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

BLDG ADDRESS 207 1/2 DREAM ST. TAX SCHEDULE NO. 2943-294-17-008
 SUBDIVISION Chapeta Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1004
PATIO COVER
 FILING 1 BLK 1 LOT 8 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER DARREY L ROYBALL NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: _____ THIS CONSTRUCTION
 (1) ADDRESS 207 1/2 DREAM ST. NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: _____ THIS CONSTRUCTION
 (2) APPLICANT Just Companies INC USE OF EXISTING BLDGS Residential
 (2) ADDRESS 826 2 1/2 Rd. G.T.G DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 245-9316 PATIO COVER

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 25' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 35' from PL Special Conditions South Side = 0'
ACC approval required
 Maximum Height _____ CENSUS 13 TRAFFIC 82 ANNX# _____

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).

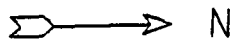
Applicant Signature Just Companies Inc by [Signature] Date 7/24/00
 Department Approval Donnie Edwards Date 8-2-00

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. no charge
 Utility Accounting Rothie Parover Date 8-2-00

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

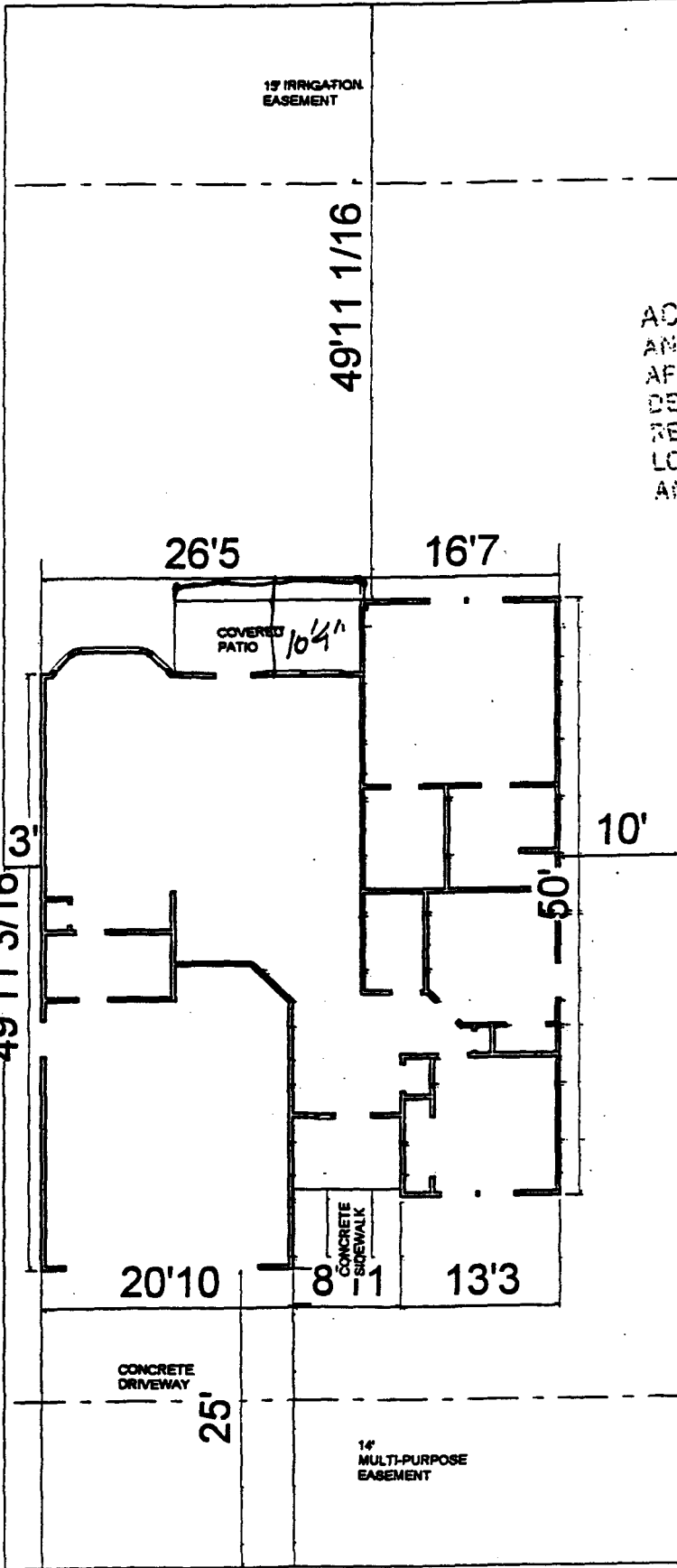
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

56.00



130.86

49'11 3/16



49'11 1/16

ACCEPTED *Ronnie* - 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.

Ronnie 8/2/00
 approval of patio cover

130.94

CONCRETE DRIVEWAY

25'

14' MULTI-PURPOSE EASEMENT

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

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

56.00