

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 80357



Your Bridge to a Better Community

BLDG ADDRESS 202 DREAM STREET SQ. FT. OF PROPOSED BLDGS/ADDITION 2175 sq ft.
 TAX SCHEDULE NO. 2943-294-18-001 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK _____ LOT _____ NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Dorleen L. McKissen & W. Laverna McKissen NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 609 Ft. Uncompahgre Dr. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 245-5950 DESCRIPTION OF WORK & INTENDED USE HOUSE
 (2) APPLICANT Dorleen L. McKissen TYPE OF HOME PROPOSED:
 (2) ADDRESS 609 Ft. Uncompahgre Dr. Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 245-5944 248-6968W _____ Other (please specify) _____

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) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 15 from PL, Rear 15 from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 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 Dorleen L. McKissen Date 6-6-01
 Department Approval Mishi Wagon Date 6/7/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14016</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>6/7/01</u>

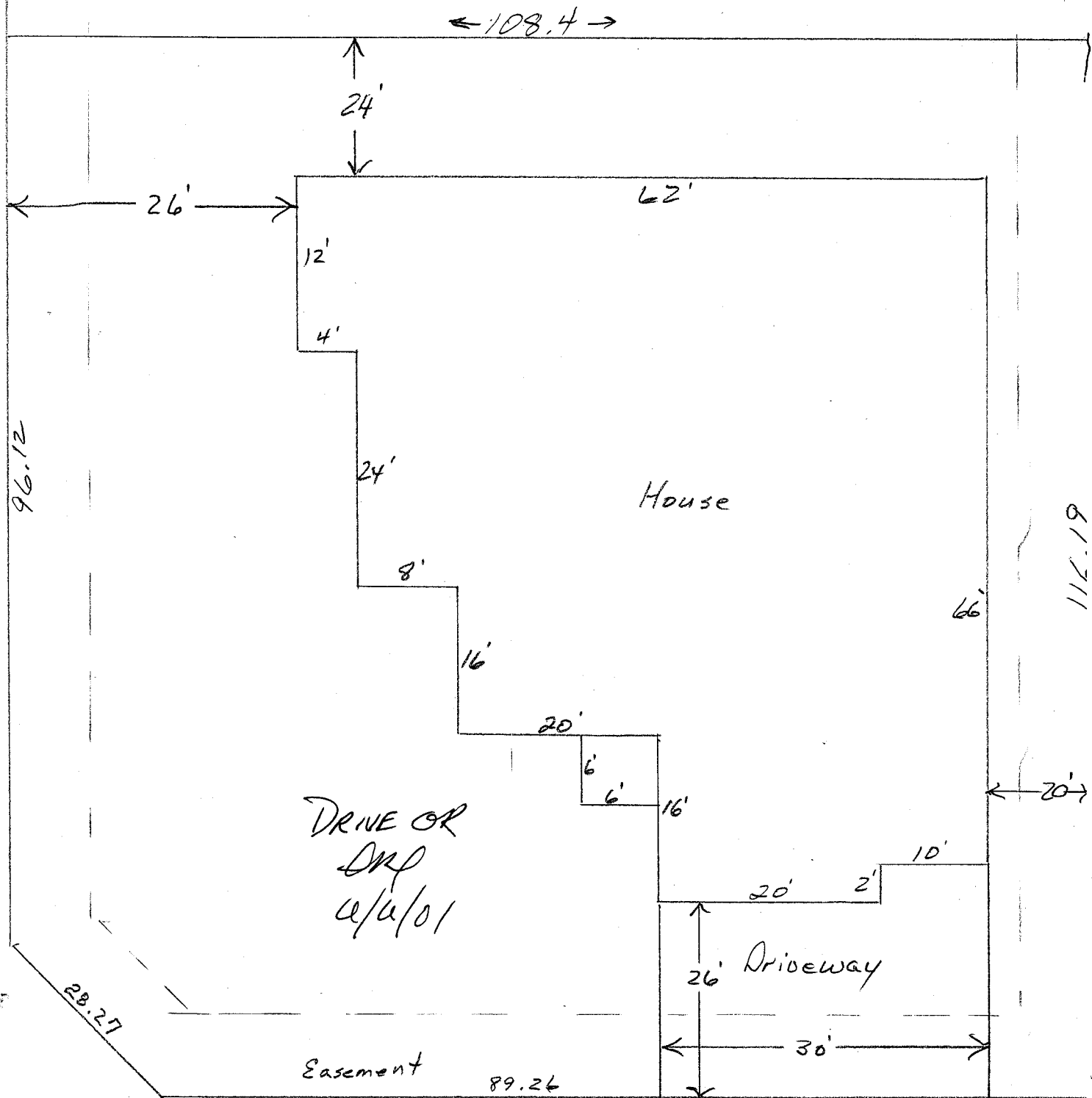
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Laverne & Barleen McKissen
202 Dream Street
Lot 1 Block 2
Chipeta Pines

ACCEPTED *Misha Nagin* 6/7/07
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.

Chipeta Pines Ct.
E



← N

Dream Street

112.19