

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



BLDG PERMIT NO. 78664

A

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 214 DREAM ST #A TAX SCHEDULE NO. 2943-294-19-009  
 SUBDIVISION CHIPETA PINES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1356 S.F.  
 FILING BLK 4 LOT B 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  
 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (1) TELEPHONE (970) 245-9316  
 USE OF EXISTING BLDGS NA  
 (2) APPLICANT JUST COMPANIES, INC.  
 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 826 2 1/2 RD  
 (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 \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions \_\_\_\_\_  
 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 [Signature] Date 2-21-01  
 Department Approval [Signature] Date 2/21/01  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 13744  
 Utility Accounting [Signature] Date 2/21/01

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

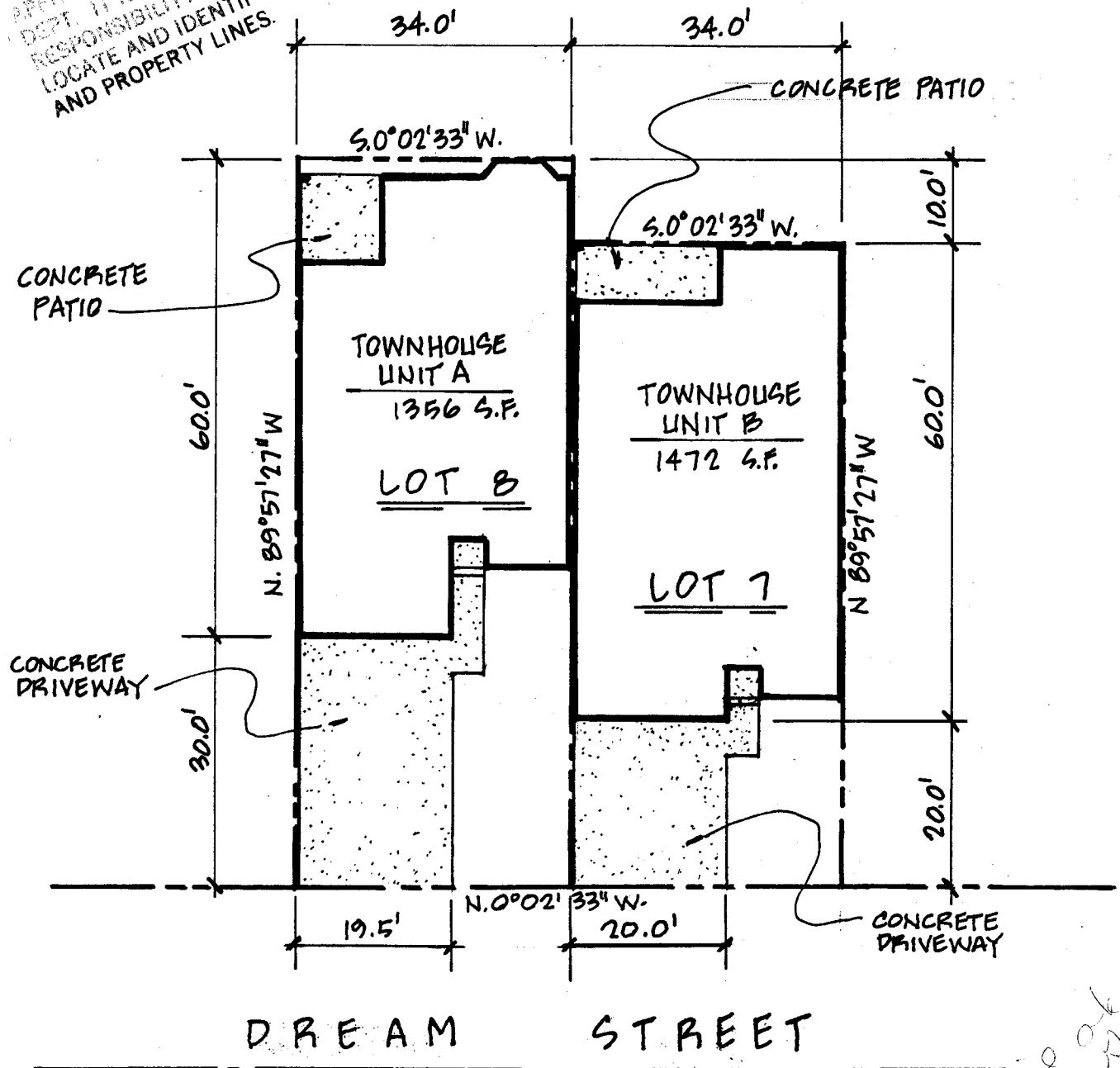
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2/21/01

ACCEPTED  
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.

*Alisa Magan*

NORTH



DRD

*Doing okay  
city planning  
for the  
2/13/01*

214 DREAM STREET

BLOCK 4 LOT 8 & 7

SCALE 1" = 20'