

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

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

BLDG PERMIT NO. 80118



Your Bridge to a Better Community

BLDG ADDRESS 216 DREAM ST, UNIT A SQ. FT. OF PROPOSED BLDGS/ADDITION 1465  
 TAX SCHEDULE NO. 2943-294-19-011 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 1465  
 FILING 1 BLK 4 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER JUST COMPANIES, INC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 826 2 1/2 ROAD USE OF EXISTING BUILDINGS NA  
 (1) TELEPHONE 970-245-9316 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY TOWNHOUSE RESIDENCE  
 (2) APPLICANT JUST COMPANIES, INC TYPE OF HOME PROPOSED:  
 (2) ADDRESS 826 2 1/2 ROAD  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 970-245-9316  Manufactured Home (HUD)  
 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 plan from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side per from PL, Rear \_\_\_\_\_ from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS 13 TRAFFIC 82 ANNX# \_\_\_\_\_

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).

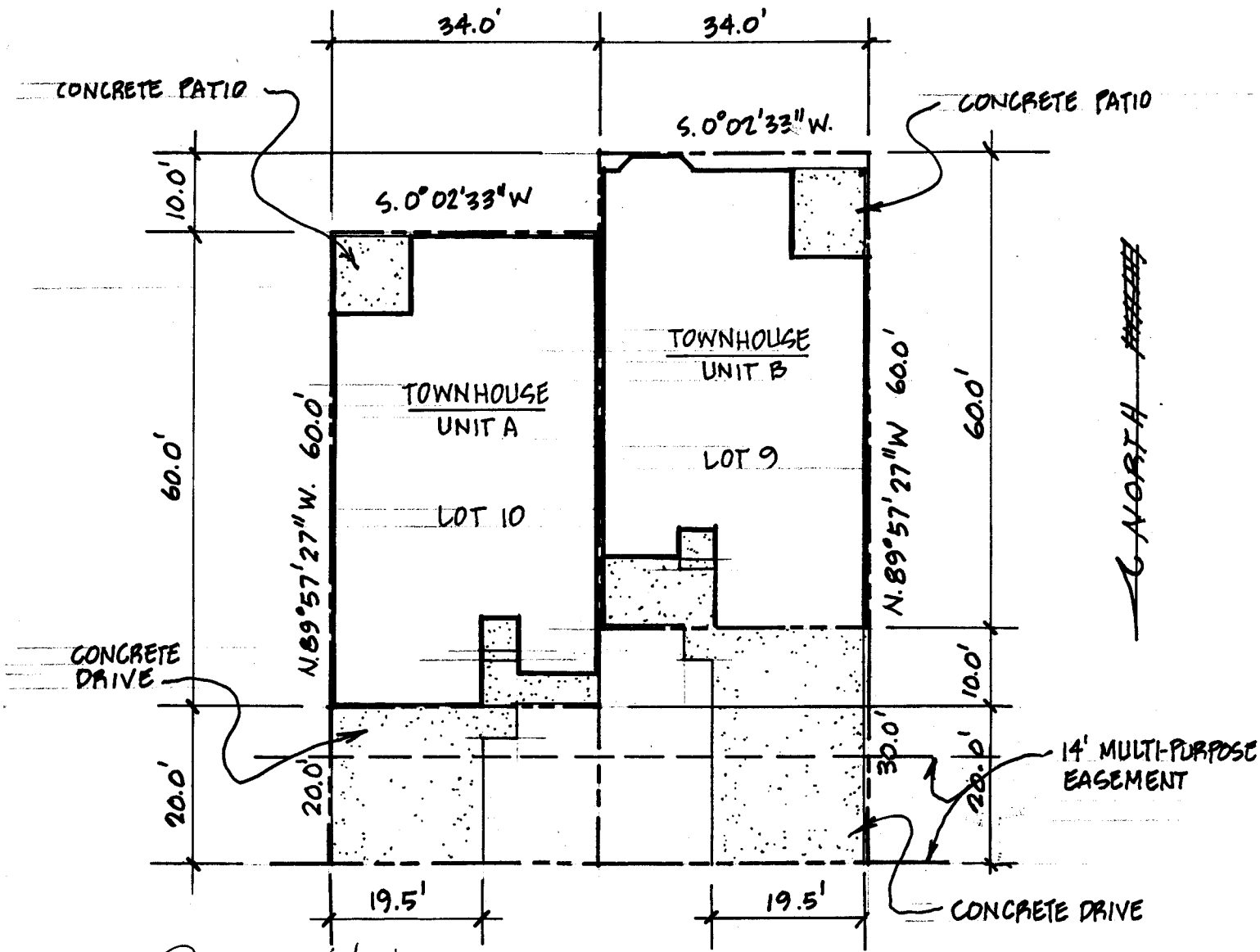
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 5-30-01  
 Department Approval [Signature] Date 6-5-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14012</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6-5-01</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)



ACCEPTED *Bonnie* 6/15/01  
 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.

DRIVE OK  
*OK*  
 6/15/01

216 DREAM STREET

CHIPETA PINES SUBDIVISION

5-30-01

BLOCK 4 LOT 10 & 9

SCALE 1" = 20'