

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



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BLDG PERMIT NO. 78171

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 217 Dream Street TAX SCHEDULE NO. 2943-294-17-017

SUBDIVISION Chipeta Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2159

FILING BLK 1 LOT 17 SQ. FT. OF EXISTING BLDG(S) Ø N/A

(1) OWNER Mark & Carol Sampson NO. OF DWELLING UNITS BEFORE: Ø AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 217 Dream Street

(1) TELEPHONE _____ NO. OF BLDGS ON PARCEL BEFORE: Ø AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Just Companies USE OF EXISTING BLDGS N/A

(2) ADDRESS 826 2 1/2 Rd. DESCRIPTION OF WORK AND INTENDED USE: New

(2) TELEPHONE (970) 245-9316 Single Family Residence

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 2
or _____ from center of ROW, whichever is greater

Side 10' Northside 0' S side from PL Rear 35' 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 12-28-00

Department Approval [Signature] Date 1-8-01

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13625

Utility Accounting [Signature] Date 1-8-01

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)

N 00° 02' 33" W 58.93'

51.21'

15' IRRIGATION EASEMENT

3' MAINTANCE EASEMENT

131.71'

1.52'

126.33'

10'

SINGLE FAMILY RESIDENCE

S 89° 57' 27" W

N 89° 52' 00" E



CONCRETE DRIVEWAY

27.0'

SB.

19.5'

11/8/01
C. J. Johnson
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.

14' MULTI-PURPOSE EASEMENT

Moved to 3' for driveway
DREAM

S.T.

DRIVE NOT APPROVED.

SETBACK SB MUST BE AT LEAST 3' FT AT STREET. (minimum)

217 DREAM STREET

BLOCK 1 LOT 17

David R. Fowler
12/28/2000

SCALE 1" = 20'