

FEE \$	10.00
SPF \$	292.00
JCF \$	400.00

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

BLDG PERMIT NO. 79363



Your Bridge to a Better Community

BLDG ADDRESS 220 DREAM ST. UNIT A SQ. FT. OF PROPOSED BLDGS/ADDITION 1356
 TAX SCHEDULE NO. 2943-294-19-015 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 1356
 FILING 1 BLK 4 LOT 14 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 None NA
 (1) TELEPHONE (970) 245-9316 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY TOWNHOUSE
 (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 bdg envelope
 SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear attached plot 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).

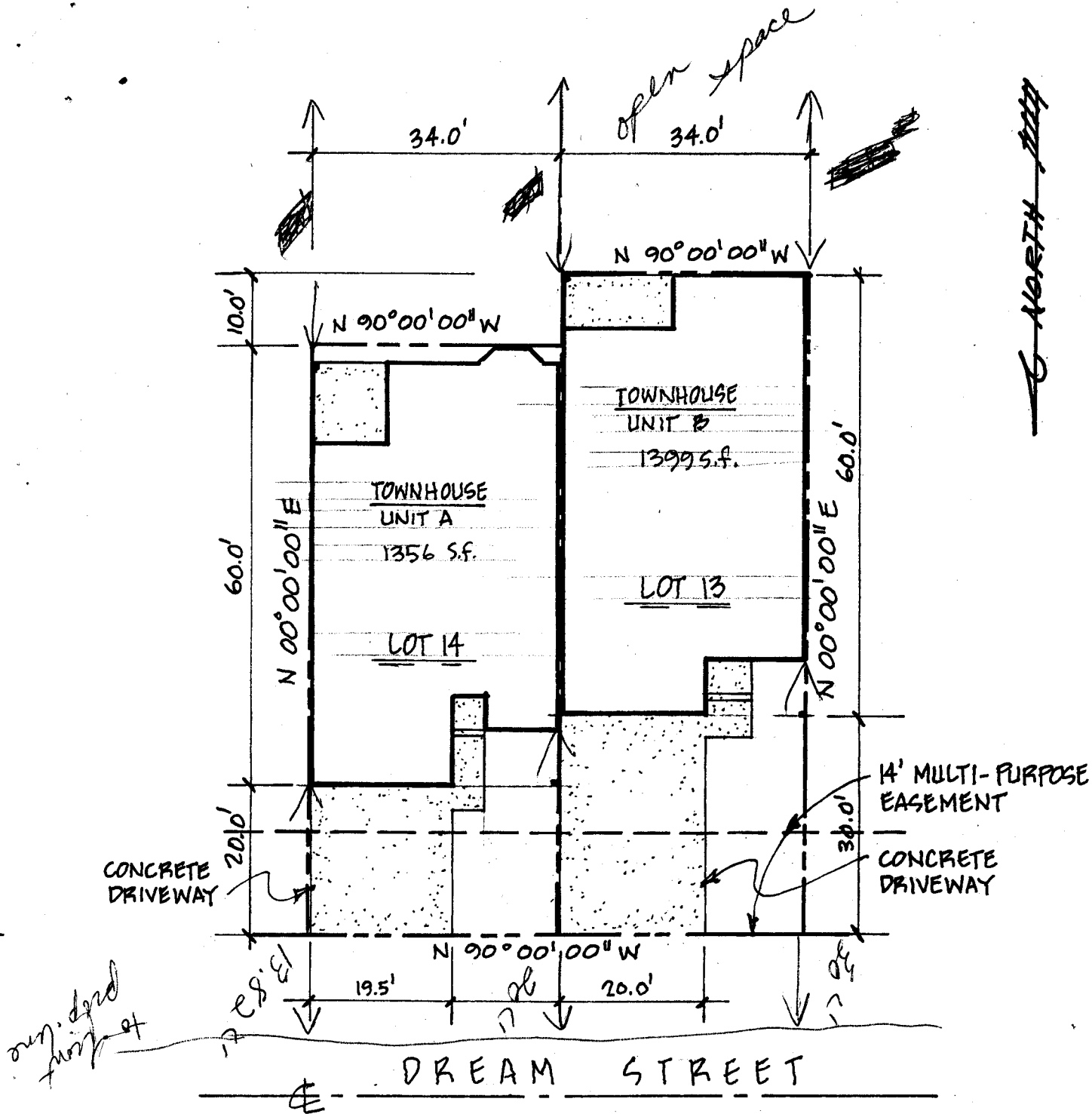
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4-12-01
 Department Approval [Signature] Date 4/12/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13900</u>
Utility Accounting <u>[Signature]</u>		Date <u>4/12/01</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)



4/12/01
 C. Jay Duber
 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.

220 DREAM STREET
 CHIPETA PINES SUBDIVISION
 BLOCK 4 LOT 14 & 13
 SCALE 1" = 20'

DRIVE OK
 DAD
 4/10/01