

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

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

BLDG PERMIT NO. 81120



Your Bridge to a Better Community

BLDG ADDRESS 221 Dream St. SQ. FT. OF PROPOSED BLDGS/ADDITION 2668 sqft  
 TAX SCHEDULE NO. 2943-294-17-021 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION Chipata Pines TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING \_\_\_\_\_ BLK 1 LOT 21 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Kennedy Quality Homes LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 615 Monarch Way USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 261-3942 DESCRIPTION OF WORK & INTENDED USE New Construction  
 (2) APPLICANT Chad Kennedy TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE Same \_\_\_\_\_ 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 25' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 35' 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 Aug 16 2001  
 Department Approval [Signature] Date 8/17/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>omsa</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/17/01</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)

**In the Space Below Please Neatly Draw a Site Plan Showing the Following:**

1. An outline of the **property lines** with dimensions. . . . . [ ]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. . . . . [ ]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). . . . . [ ]
4. All **easements** and **rights-of-way** on the property. . . . . [ ]
5. All **other structures** on the property. . . . . [ ]
6. All **streets** adjacent to the property and street names . . . . . [ ]
7. All existing and proposed **driveways**. . . . . [ ]
8. Location of existing and/or **proposed parking** and **number of spaces**. . . . . [ ]

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**

