

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



A

BLDG PERMIT NO. 78665

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 214 DREAM ST. #B TAX SCHEDULE NO. 2943-294-19-008
 SUBDIVISION CHIPETA PINES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1472 sf.
 FILING BLK 4 LOT 7 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 SINGLE FAMILY RESIDENCE ATTACHED
 (2) TELEPHONE (970) 245-9316

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) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions Per building Envelope
 Side _____ from PL Rear _____ from PL
 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).

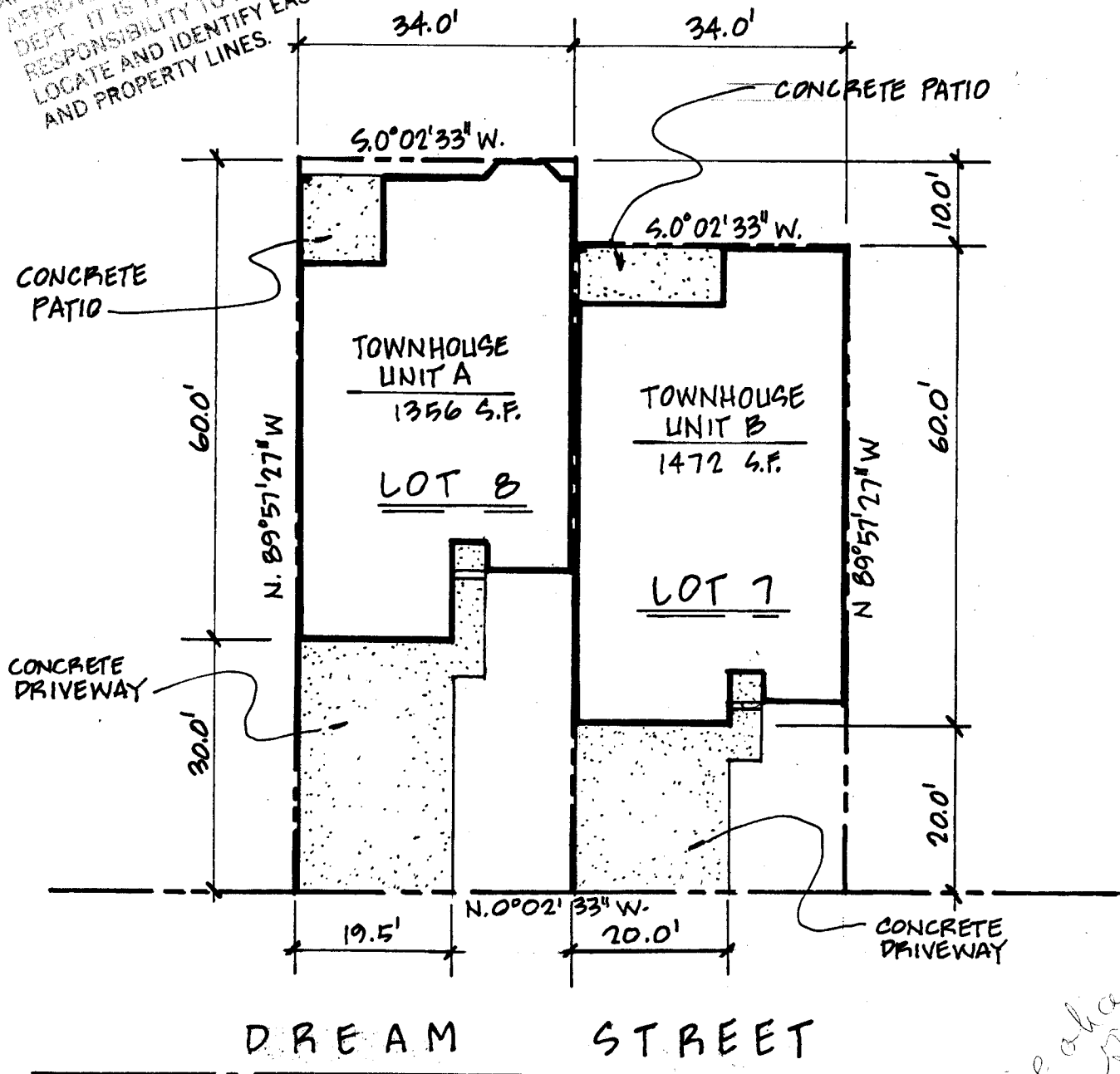
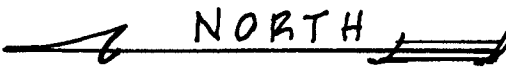
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily 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. 13745
 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)

ACCEPTED *Nishi Aragon* 2/21/01
 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.



DREAM STREET

214 DREAM STREET

BLOCK 4

LOT 8 & 7

SCALE 1" = 20'

*Drawn by
 C. Hays (initials)
 for D.B.A.
 2/13/01*

Delta=03°00'00"
 R=43.00'
 L=67.51'
 Tan=42.97'
 ChB=N45°01'16"E
 ChL=60.79'

Delta=03°00'00"
 R=215.38'
 L=11.32'
 Tan=5.86'
 ChB=S17°5'
 ChL=11.32'

Block 1
 Chipeta Pines Subdivision

DREAM STREET

DREAM STREET

MESA CREST PLACE

FRONTIER STREET

General Common Element to
 Chipeta Pines
 Homeowners Association

2.88 Acres
 125,235 sf

E 1/16 CORNER
 SECTIONS 29 & 32
 T1S, R1E, UM
 MCSM #530
 EL. 4714.50

Delta=09°02'05"
 R=1052.00'
 L=185.69'
 Tan=83.11'
 ChB=N85°28'58"W
 ChL=185.71'

Delta=07°43'32"
 R=1008.00'
 L=135.92'
 Tan=68.06'
 ChB=N84°49'41"W
 ChL=135.81'

BLOCK TWO C.P.S.
 8

BLOCK ONE
 C.P.S. FILE 2

10

17
16
15
14
13
12
11
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