

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

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

BLDG PERMIT NO. 79578



Your Bridge to a Better Community

BLDG ADDRESS 22 1/2 DREAM ST SQ. FT. OF PROPOSED BLDGS/ADDITION 2516 SQFT  
TAX SCHEDULE NO. 2943-294-17-022 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 2516 SQFT  
FILING \_\_\_\_\_ BLK 1 LOT 22 NO. OF DWELLING UNITS:  
Before: 1 After: 1 this Construction  
(1) OWNER JEFFREY JENSEN NO. OF BUILDINGS ON PARCEL  
Before: 1 After: 1 this Construction  
(1) ADDRESS 1926 GUNNISON AVE  
W CO 81501 USE OF EXISTING BUILDINGS SINGLE FAMILY HOME  
(1) TELEPHONE 243-0661 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
(2) APPLICANT SAME AS ABOVE TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC) **PAYD**  
\_\_\_\_\_ Manufactured Home (HUD) **APR 10 2001**  
(2) TELEPHONE \_\_\_\_\_ 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  
Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_ CENSUS 82 TRAFFIC 13 ANNEX# \_\_\_\_\_

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 4/04/01  
Department Approval [Signature] Date 4/10/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13883</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/10/01</u>

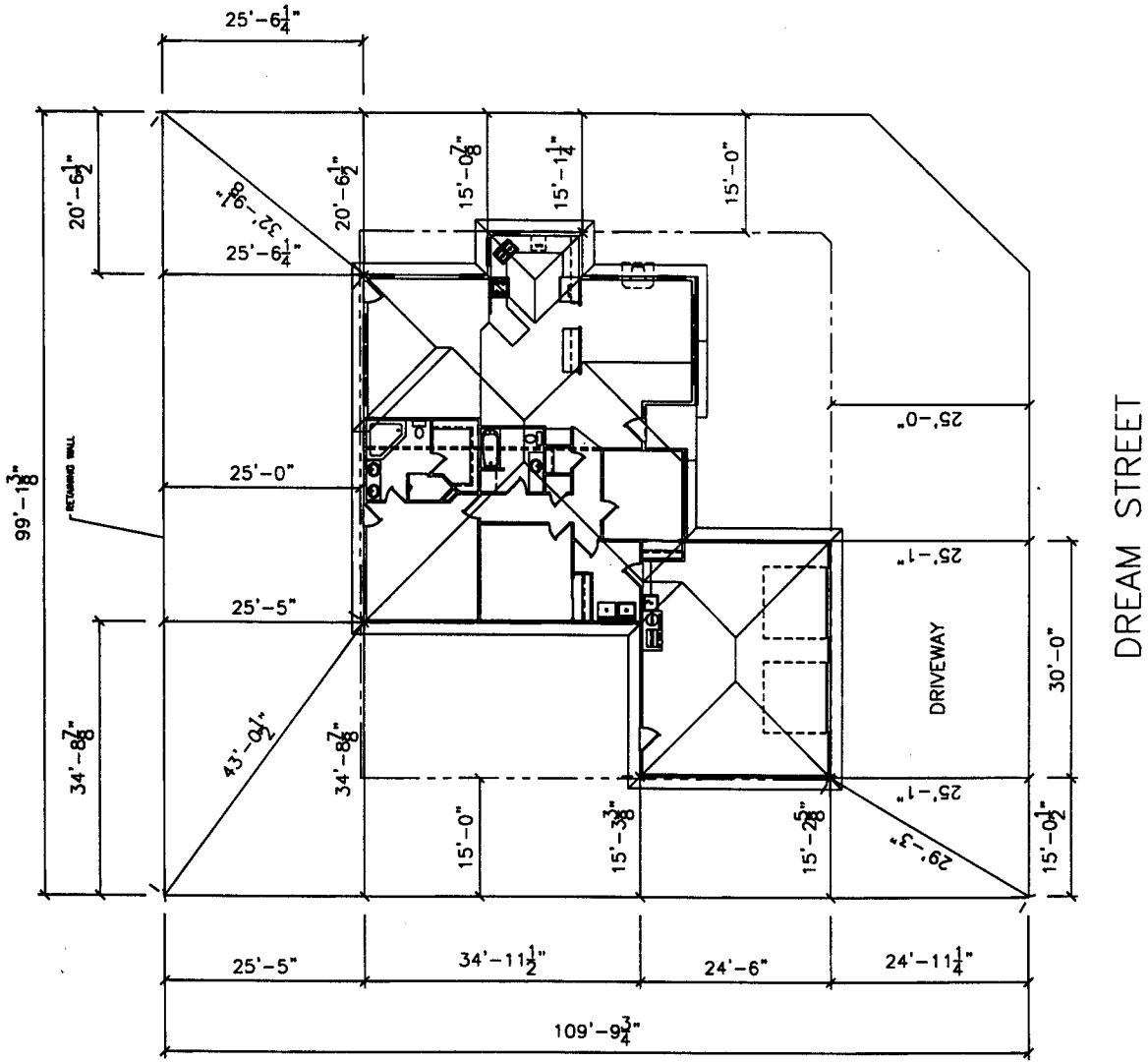
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CHIPETA PINES  
LOT 22

*DRIVE OR  
DME  
4/20/07*

FRONTIER STREET



**PLOT PLAN**  
SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

NOTICE:  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

*ACCEPTED*  
*Wesley Morgan*  
*4/10/07*

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

