

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

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

BLDG PERMIT NO. 43501



BLDG ADDRESS 205 DREAM HT. L.D. SQ. FT. OF PROPOSED BLDGS/ADDITION 2709
 TAX SCHEDULE NO. 2943-294-17-005 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION CHAPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 2709
 FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER JOANNE WAMER NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2912 PLYMOUTH Rd. USE OF EXISTING BUILDINGS RESIDENCE
 (1) TELEPHONE 243-3168 DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION
 (2) APPLICANT STEVE EBERHARDT TYPE OF HOME PROPOSED:
 (2) ADDRESS 332 K. Rd. L.D. Site Built Manufactured Home (UBC)
 (2) TELEPHONE 243-8944 260-0944 Manufactured Home (HUD) Other (please specify) _____
 PAID MAR 06 2002

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 X NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 15' 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 Steve Eberhardt Date Mar 3, 02
 Department Approval Steve Johnson Date 3/6/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14637</u>
Utility Accounting	<u>T. Bensley</u>	Date	<u>3/6/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

OUTLOT C

80'

16'2"

3'

15'3 1/2"

49'5"

15'3 1/2"

LOT 5

66'2"

110.63'

ACCEPTED 3/6/02
Clare Wilson
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.

← 22' →

25'3"

*Review ok
DD
3/5/02*

DREAM STREET