

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

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

BLDG PERMIT NO. 85588



Your Bridge to a Better Community

*ac*

BLDG ADDRESS 20 Dream St SQ. FT. OF PROPOSED BLDGS/ADDITION 1417  
 TAX SCHEDULE NO. 2943-294-17011 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Chopeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1417  
 FILING \_\_\_\_\_ BLK 1 LOT 11 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Just Companies NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2505 Foresight Cir USE OF EXISTING BUILDINGS Residence  
 (1) TELEPHONE 245-9316 DESCRIPTION OF WORK & INTENDED USE New Construction  
 (2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 PR 3.9 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 10' from PL, Rear 35' from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS 13 TRAFFIC 82 ANN# \_\_\_\_\_

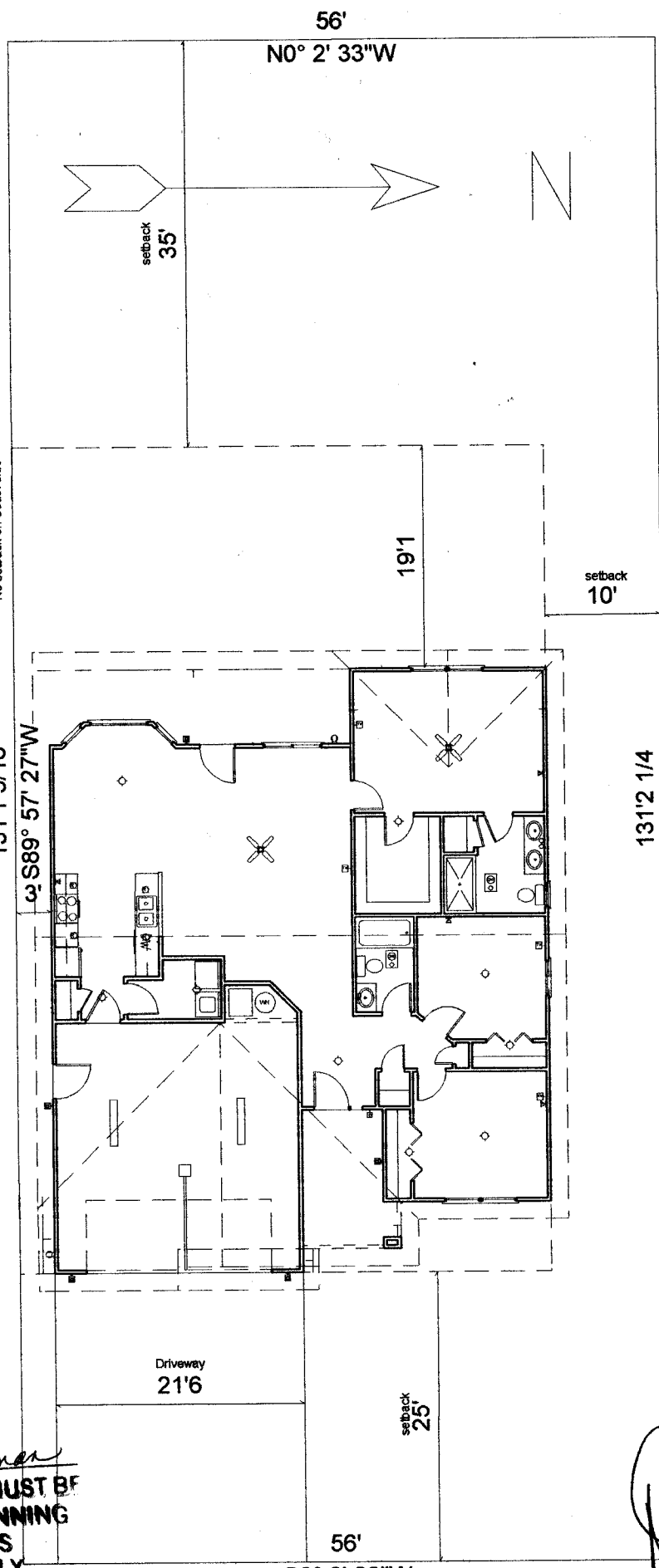
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 7/25/02  
 Department Approval PB Dayleen Henderson Date 7-31-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/31/02</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)



No setback on South side

131'1 5/16"

S 89° 57' 27" W

19'1"

setback 10'

131'2 1/4"

N 89° 57' 27" E

Driveway 21'6"

setback 25'

56'

S 0° 2' 33" W  
211 Dream Street

8-1-02

*Pat Bushman*

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.

*Pat Bushman*  
8-1-02