

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

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

BLDG PERMIT NO. 85570



Your Bridge to a Better Community

BLDG ADDRESS 201 1/2 Dream Street SQ. FT. OF PROPOSED BLDGS/ADDITION 2432

TAX SCHEDULE NO. 2943-294-17-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 2432

FILING 1 BLK 1 LOT 2

(1) OWNER Larry Monger

(1) ADDRESS 529 33 Rd. Clifton

(1) TELEPHONE 434-6365

(2) APPLICANT Larry Monger

(2) ADDRESS 529 33 Rd.

(2) TELEPHONE 434-6365

NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

USE OF EXISTING BUILDINGS _____

DESCRIPTION OF WORK & INTENDED USE New Residence

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ 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

SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 15' from PL

Maximum Height _____

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES _____ NO _____

Parking Req'mt _____

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 Larry Monger

Date 7-23-02

Department Approval Pat Bushman

Date 7-24-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pd am</u>
Utility Accounting	<u>Debi Oerholt</u>	Date	<u>7/24/02</u>

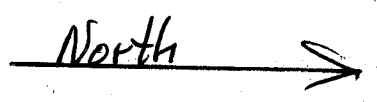
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Owner - Larry Monger 434-6365

Address - 201 1/2 Dream Street

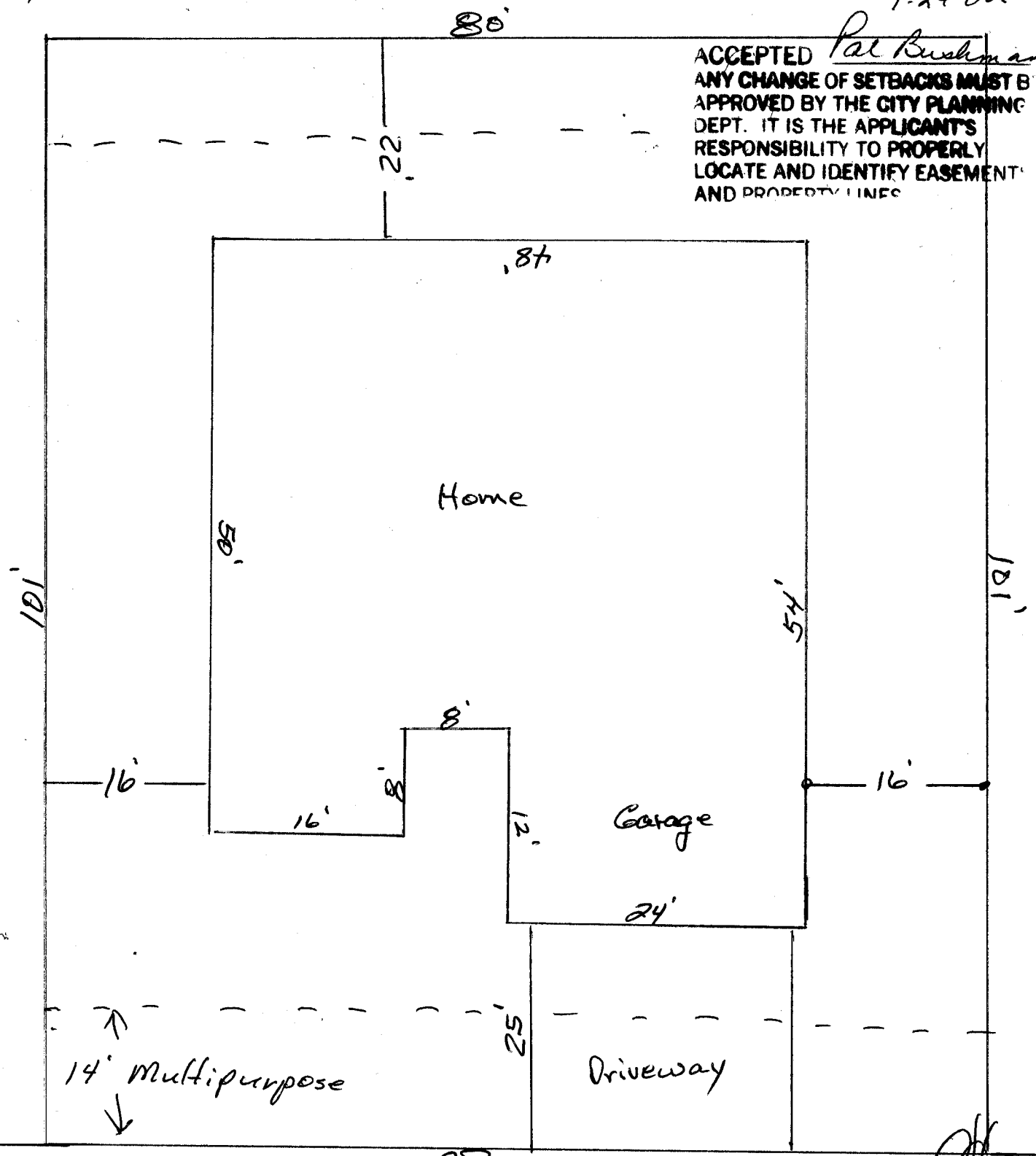
Lot 2 Block 1 Chipeta Pines

Parcel Number 2943-294-17-002



7-24-02

ACCEPTED *Pat Bushman*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT
AND PROPERTY LINES



201 1/2 Dream Street

David...
7-24-02