

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

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

BLDG PERMIT NO. 85234



Your Bridge to a Better Community

BLDG ADDRESS 205 1/2 Dream St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1729

TAX SCHEDULE NO. 2943 - 294 - 17-006 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Chapeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 1 LOT 6 NO. OF DWELLING UNITS:
Before: _____ After: _____ this Construction

(1) OWNER Paul R. Dowdell NO. OF BUILDINGS ON PARCEL
Before: _____ After: _____ this Construction

(1) ADDRESS 2984 B. Road USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 241-5026 DESCRIPTION OF WORK & INTENDED USE TB

(2) APPLICANT Paul R. Dowdell TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) ADDRESS 2984 B. Road

(2) TELEPHONE 241-5026

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 15' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions ACCO required

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).

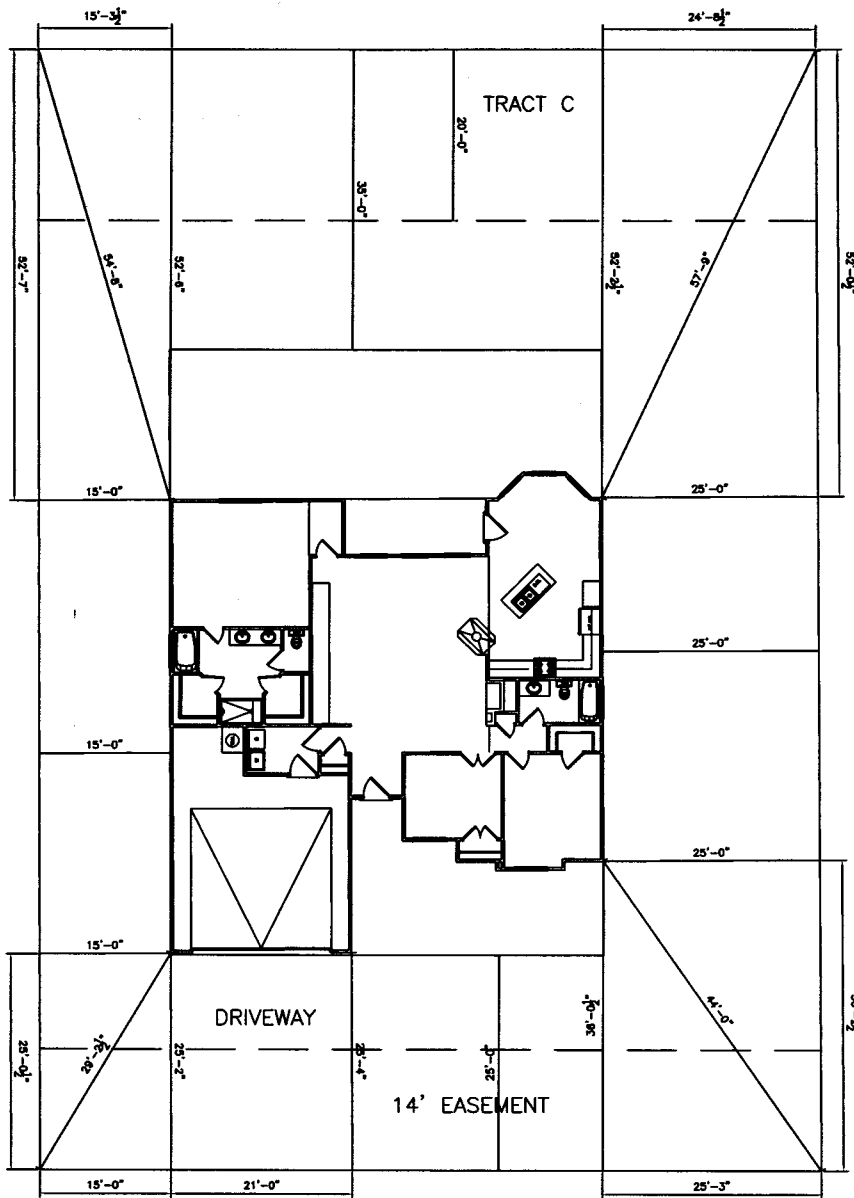
Applicant Signature Paul R. Dowdell Date 06/26/02

Department Approval St Gayleen Henderson Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>pp OMSP</u>
Utility Accounting <u>UBensley</u>	Date <u>6/28/02</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)



205 1/2 DREAM STREET

6-28-02
 ACCEPTED *Gayleen Henderson*
 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.

LOT 6

Drive OK
2A
6/28/02

PLOT PLAN

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