

FEE \$	10.00
TCP \$	500 500
SIF \$	292.00

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

BLDG PERMIT NO. 83079



Your Bridge to a Better Community

BLDG ADDRESS 209 1/2 Dream ST SQ. FT. OF PROPOSED BLDGS/ADDITION 1537

TAX SCHEDULE NO. 2943-294-17-00010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1537

FILING 1 BLK 1 LOT 10

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Just Companies

(1) ADDRESS 826 2 1/2 Rd

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 245-9316

DESCRIPTION OF WORK & INTENDED USE ✓

(2) APPLICANT _____

TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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' 25' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 10' 10' from PL, Rear 35' 35' from PL

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Special Conditions All approval Req'd

Maximum Height per plan

CENSUS 13 TRAFFIC 82 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).

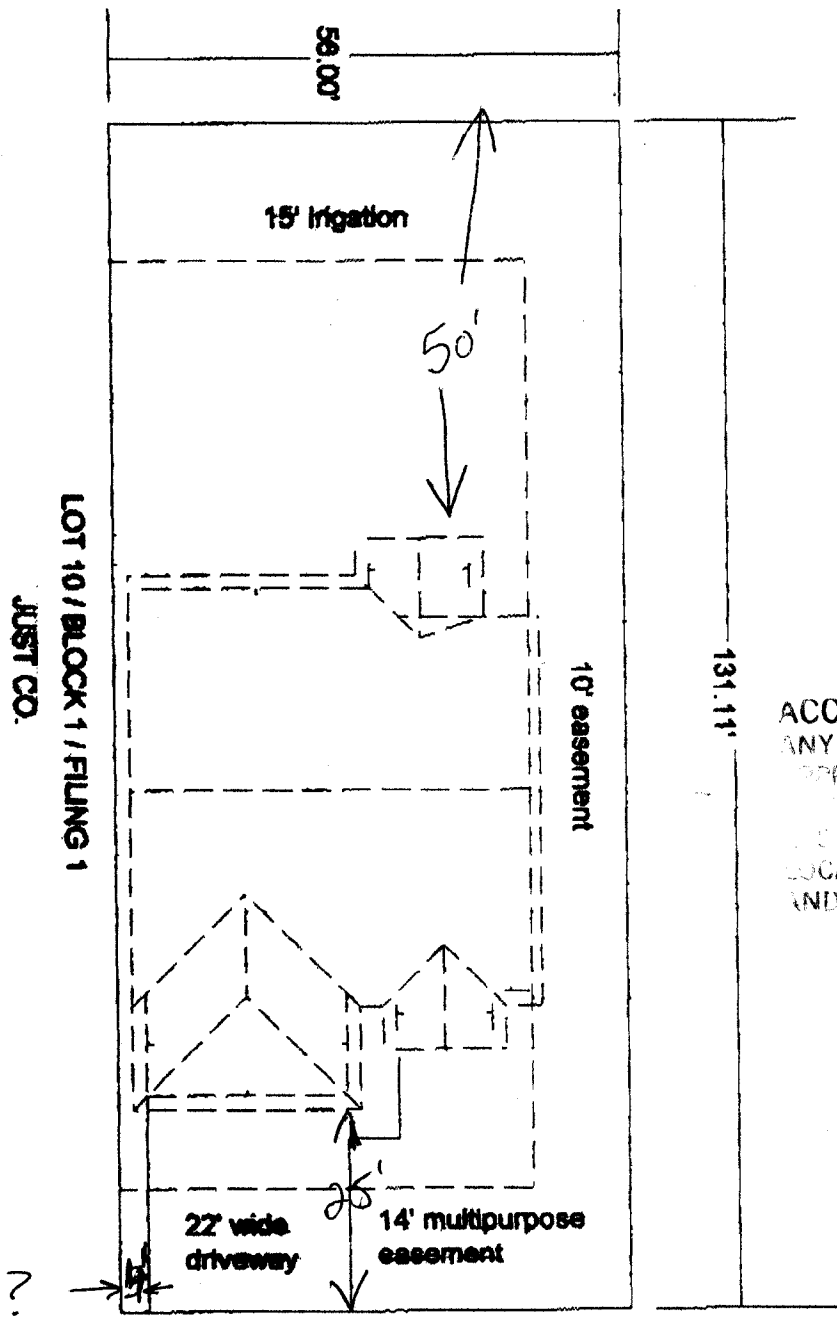
Applicant Signature Steven Shays Date 1/3/01

Department Approval by C. Faye Johnson Date 2/7/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14569</u>
Utility Accounting	<u>Dottie Anauer</u>		Date <u>2-7-02</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)



2/6/02
 ACCEPTED *Clay Gibson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

200 1/2 Dream Street

*DRIVE OK
 DMF
 2/6/02*