

FEE \$	10 <sup>00</sup>
TCP \$	<del>500<sup>00</sup></del>
SIF \$	292 <sup>00</sup>

500<sup>00</sup>

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 211 1/2 DREAM ST. SQ. FT. OF PROPOSED BLDGS/ADDITION 2210

TAX SCHEDULE NO. 2943-294-17-012 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 2210

FILING 1 BLK 1 LOT 12 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER JESS + CRISTINE STRICKLAND NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. BOX 40204 GJ, CO 81504 USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 523-0680

(2) APPLICANT CRISTINE STRICKLAND DESCRIPTION OF WORK & INTENDED USE BUILD SINGLE FAMILY HOME

(2) ADDRESS P.O. BOX 40204, G.J. 81504 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 523-0680

**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  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 10/0 from PL, Rear 35' from PL Parking Req'mt 2

Maximum Height \_\_\_\_\_ Special Conditions Acc Approval 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 Cristine Strickland Date 8/21/02

Department Approval Dayleon Henderson Date 8-22-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/No: <u>paid @ OMSD</u>
Utility Accounting	<u>Kate Elsterny</u>	Date	<u>8/22/02</u>

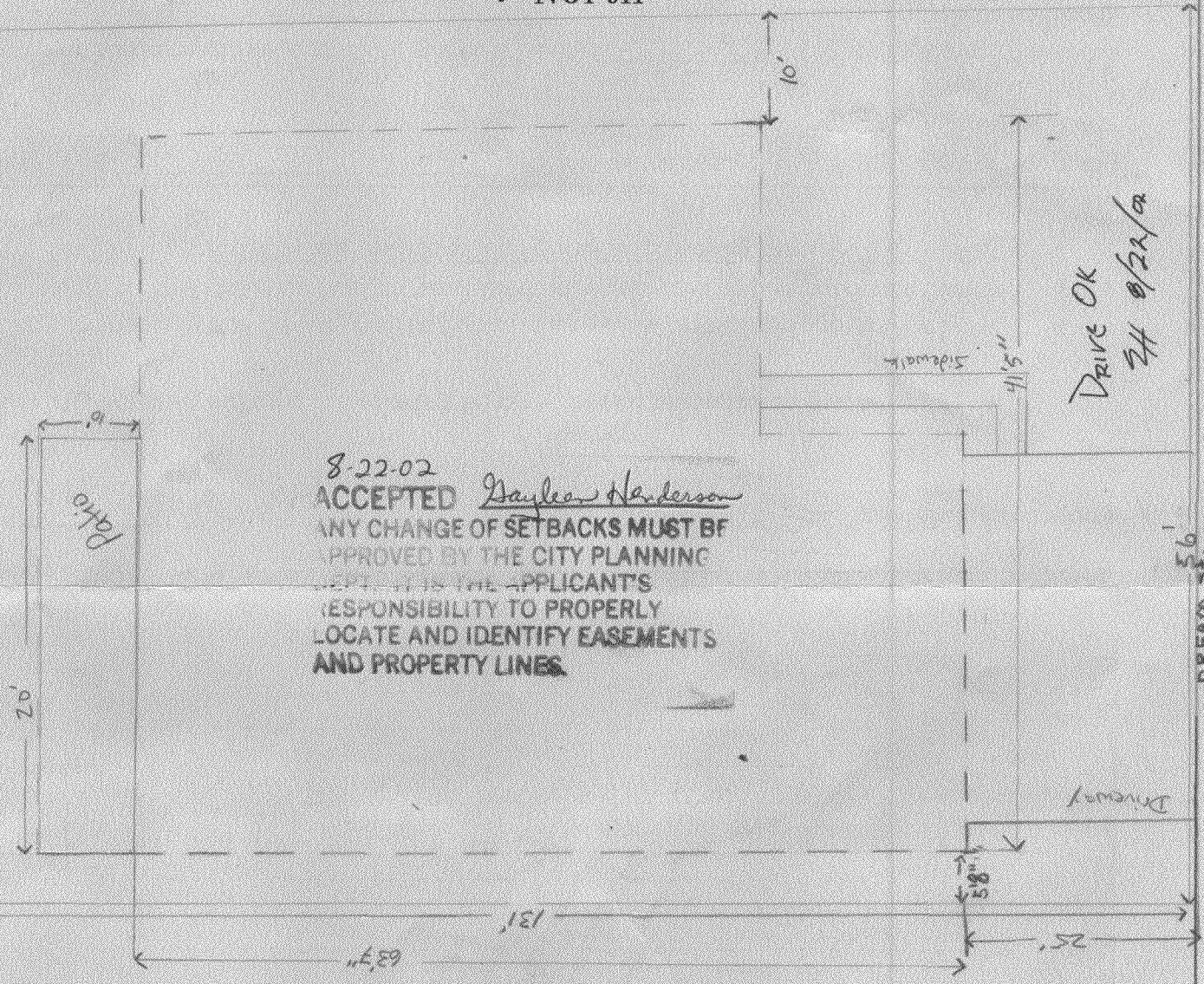
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

**-In the Space Below Please Neatly Draw a Site Plan Showing the Following:**  
**NO ATTACHMENTS WILL BE ACCEPTED.**

1. An outline of the **property lines** with dimensions. .... [ ]
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. .... [ ]
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). .... [ ]
4. All **easements** and **rights-of-way** on the property. .... [ ]
5. All **existing structures** on the property. .... [ ]
6. All **streets** adjacent to the property and **street names**. .... [ ]
7. All existing and proposed **driveways**. .... [ ]
8. Location of existing and/or **proposed parking** and **number of spaces**. .... [ ]

**Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.**

↑ North



Note: Not to scale