

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

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

BLDG PERMIT NO. 85033



Your Bridge to a Better Community

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BLDG ADDRESS 217 1/2 Dream St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1968
 TAX SCHEDULE NO. 2943-294-17-018 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 2506
 FILING _____ BLK _____ LOT 18 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Don + Mary Kelley NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3685 G 7/10 Rd. USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 464-1095 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Don Kelley TYPE OF HOME PROPOSED:
 (2) ADDRESS 3685 G 7/10 Rd. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 464-1095 _____ 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 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 10'10' from PL, Rear 35' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions ALCO approval req'd
 CENSUS 13 TRAFFIC 82 ANNX# _____

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).

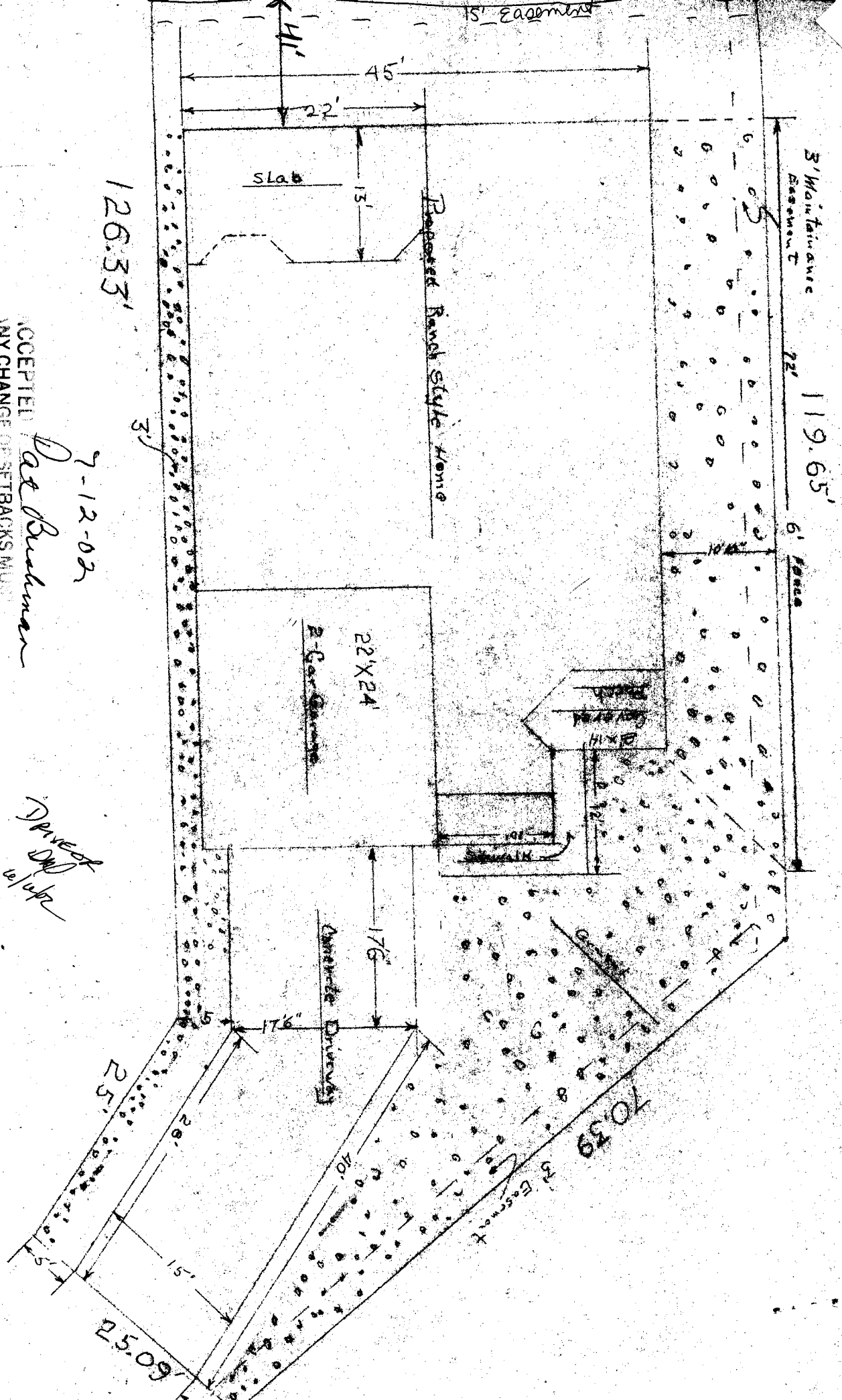
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Don O. Kelley Date 5/23/02
 Department Approval Pat Bushman Date 7-12-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>PD OMSD</u>
Utility Accounting <u>J. [Signature]</u>	Date <u>7/12/02</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)



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT IS RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Devised DW