

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

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

BLDG PERMIT NO. 88023



Your Bridge to a Better Community

BLDG ADDRESS 219-1/2 Dream St SQ. FT. OF PROPOSED BLDGS/ADDITION 2644 sq'  
 TAX SCHEDULE NO. 2943-294-17-020 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 2644 sq'  
 FILING \_\_\_\_\_ BLK 1 LOT 20 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) OWNER Kennedy Quality Homes Inc. NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) ADDRESS P.O. Box 261 Fruita, CO 81521 USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 261-4343 DESCRIPTION OF WORK & INTENDED USE RSF  
 (2) APPLICANT Craig Kennedy TYPE OF HOME PROPOSED:  
 (2) ADDRESS Same as Owner  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE Same as Owner \_\_\_\_\_ 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 15' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ 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).

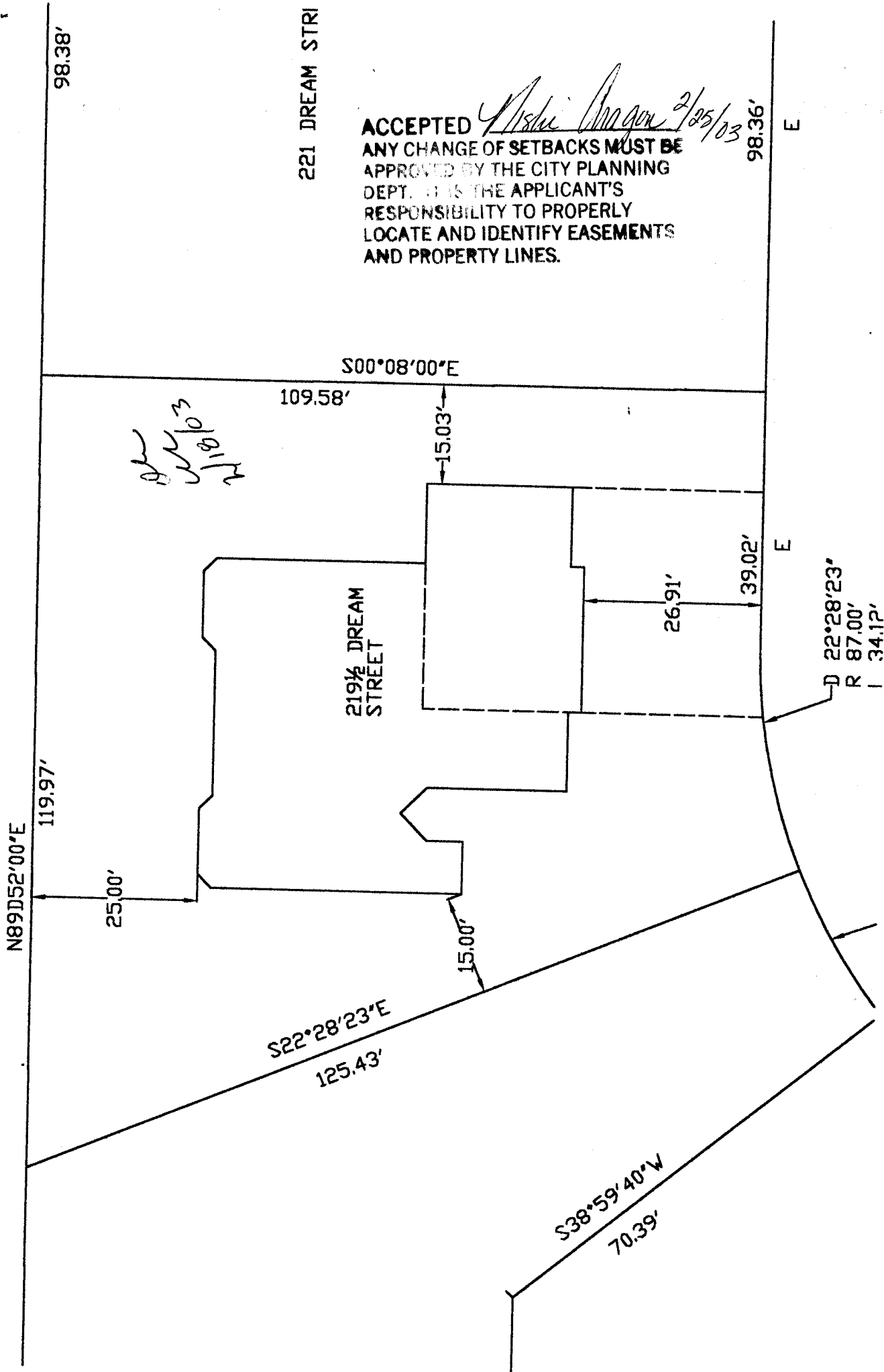
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 2-3-03  
 Department Approval [Signature] Date 2/25/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>Chris Jap 445-9</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/25/03</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** *Asli Aragon 2/25/03*  
 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.

*2/25/03*