

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 215 Dream Street SQ. FT. OF PROPOSED BLDGS/ADDITION 1669

TAX SCHEDULE NO. 2943-294-17-015 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1669

FILING 1 BLK 1 LOT 15 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Trent Menger NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 3220 E 1/2 Rd USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 434-6365 DESCRIPTION OF WORK & INTENDED USE _____

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

(2) ADDRESS 3220 E 1/2 Rd

(2) TELEPHONE 434-6365 201-6801

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 7%

SETBACKS: Front 25' per from property line (PL)
 or _____ from center of ROW, whichever is greater
10' to Side bleed from PL, Rear 35' envelope from PL

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Special Conditions ACCO approval required

Maximum Height _____ CENSUS _____ TRAFFIC _____ ANN# _____

"E"

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 Trent Menger Date 6/15/04

Department Approval Ishe Mager Date 6/15/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD OMSD</u>
Utility Accounting	<u>D Overholt</u>	Date	<u>6/15/04</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)

56.0 ft

15' Irrigation Easement

North →

3' Maintenance Easement
131.52 ft

131.44 ft.

42.44

20°

6°

14°

8°

10°

ACCEPTED *Micki Wagon 6/15/04*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

58°

18

du
in
20° *6/15/04*

18°

18°

Court Yard

10'

48'

10'

walk way

12°

12°

4°

1°

10°

1°

4°

31°

20°

Driveway

26°

14' Multipurpose Easement

56.0 ft

215 Dream Street