

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 213 1/2 DREAM ST
 Parcel No. 2943-294-17-014
 Subdivision CHIPETA PINES SUB.
 Filing 1 Block 1 Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1898#
 Sq. Ft. of Lot / Parcel 7,356.1# + Garage 735#
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,615#
 Height of Proposed Structure 18' MAX.

OWNER INFORMATION:

Name DARRELL STOKES
 Address 657 LONGHORN ST
 City / State / Zip GJ CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name DARRELL STOKES
 Address 657 LONGHORN ST
 City / State / Zip GJ CO 81505
 Telephone 970-243-5997 *CELL. 970-433-0252

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10'</u> <u>0' on side (S)</u> from PL	Parking Requirement <u>2</u>
Rear <u>35'</u> from PL	Special Conditions _____
Maximum Height of Structure(s) _____	
Voting District <u>E</u>	Driveway Location Approval <u>M</u> (Engineer's Initials)

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).

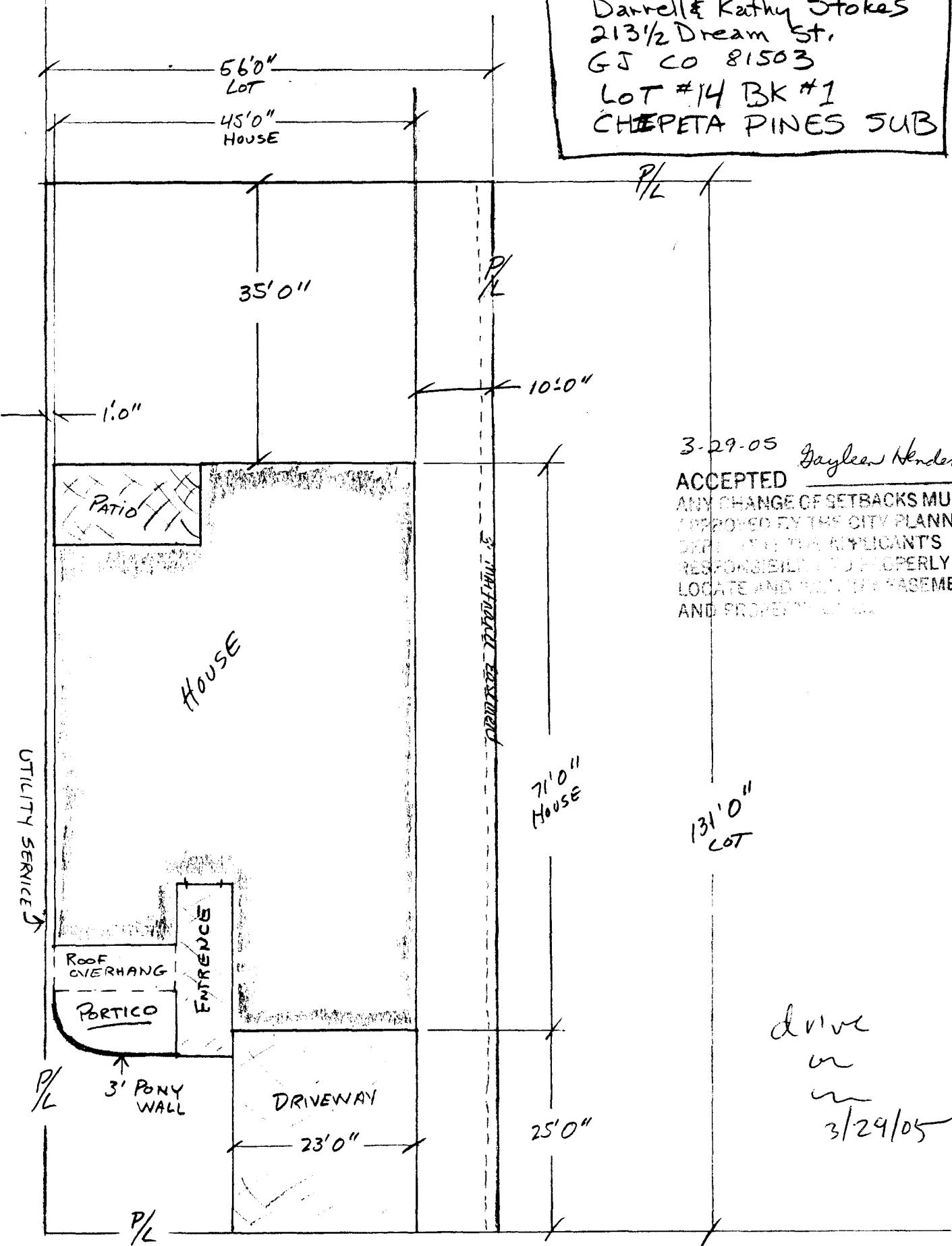
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 3-29-05
 Department Approval NA Gayleen Henderson Date 3-29-05

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u> NO _____	W/O No. <u>PD AMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/29/05</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Darrell & Kathy Stokes
 213 1/2 Dream St.
 GJ CO 81503
 LOT #14 BK #1
 CHEPETA PINES SUB



3-29-05 Gayles Henderson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND SET THE EASEMENTS
 AND PROPERTY LINES.

drive
 on
 3/29/05