

PH

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

No account water

Building Address 217 DREAM ST.
 Parcel No. 2943-294-17-017
 Subdivision CHIPETA PINES
 Filing 78171 Block 1 Lot 17

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 1725 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 130 X 58
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure HT OF HOUSE 9'

OWNER INFORMATION:

Name TIMI BROWN
 Address 217 DREAM ST.
 City / State / Zip GJ, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): PERGOLA 8X20'

APPLICANT INFORMATION:

Name SAME AS ABOVE
 Address _____
 City / State / Zip _____
 Telephone 970-201-0086

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Addition

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>20</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions <u>Addition</u>
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

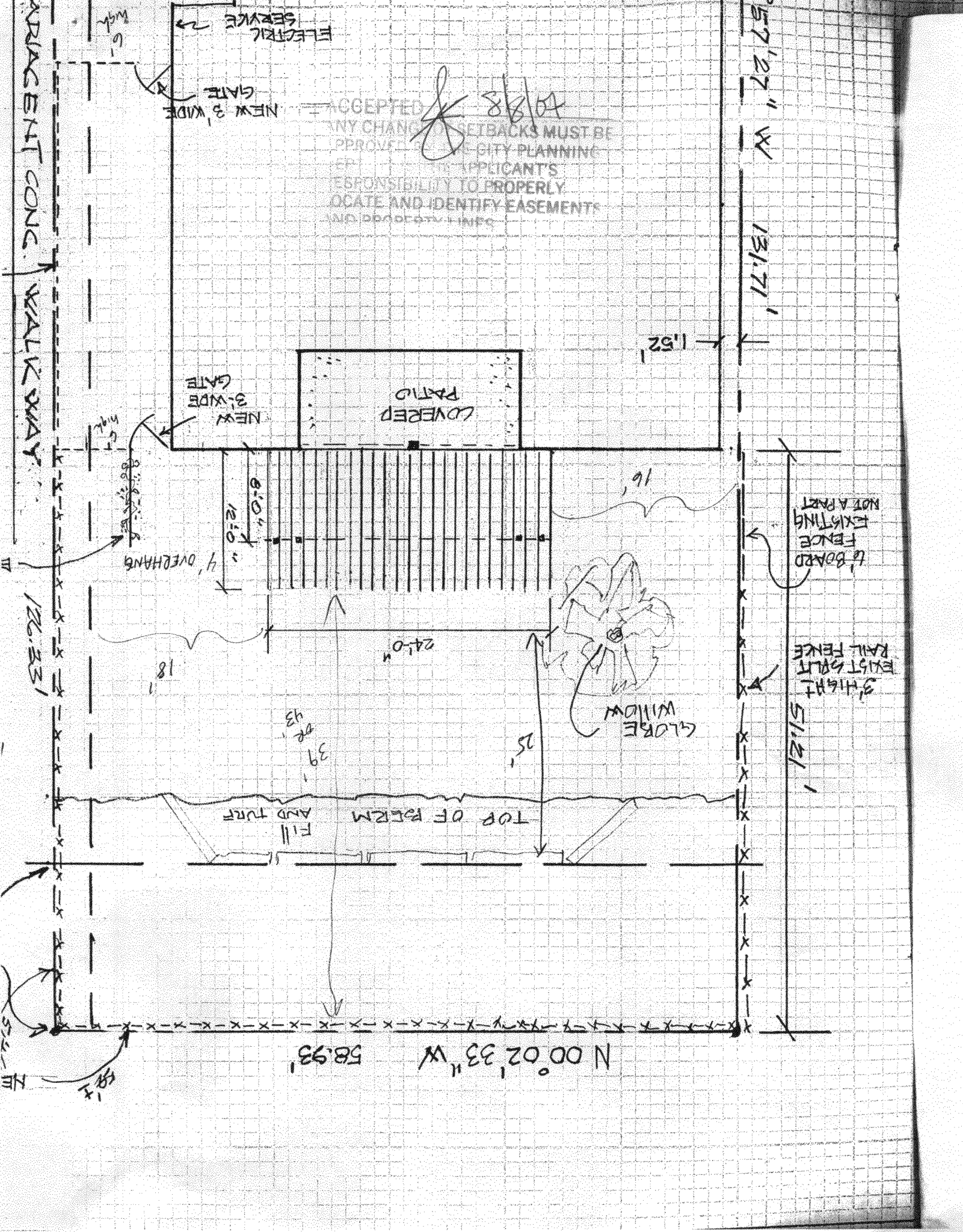
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Tim Brown Date 8/7/07
 Department Approval [Signature] Date 8/8/07

Additional water and/or sewer tap fee(s) are required: YES NO <input checked="" type="checkbox"/> W/O No <u>No change sur/water</u>
Utility Accounting <u>[Signature]</u> Date <u>8-8-07</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)



ACCEPTED
 ANY CHANGE IN SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

ADJACENT CONC. WALKWAY
 126.33'
 59' NE
 59'

57' 27" W
 131' 71"
 1' BOARD EXISTING FENCE NOT A PART
 3' HIGH EXISTING RAIL FENCE
 51' 21'

ELECTRIC SERVICE
 NEW 3' WIDE GATE
 COVERED PATIO
 NEW 3' WIDE GATE
 1' 52'

8' 0" x 12' 0" OVERHANG
 24' 0"
 16'
 18'
 25'
 39' or 43'
 TOP OF BERM
 FILL AND TURF
 GLOBE WILLOW

N 00° 02' 33" W 58' 93"