

FEE \$ <u>10</u>
TCP \$ <u>292</u>
SIF \$ <u>500</u>

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 73629



Your Bridge to a Better Community

*Call when Ready*

BLDG ADDRESS 2977 Mesa Crest Pl. SQ. FT. OF PROPOSED BLDGS/ADDITION 2300

TAX SCHEDULE NO. 2943-294-18-008 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 2300

FILING 1 BLK 2 LOT 8

(1) OWNER Serra Construction, Inc

(1) ADDRESS PO Box 3607, of 81502

(1) TELEPHONE 243-3730

(2) APPLICANT Serra Construction

(2) ADDRESS Gary Poush

(2) TELEPHONE 243-3730

NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS Residential Dwelling

DESCRIPTION OF WORK & INTENDED USE Construction of single family dwelling

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 PR 3, 9

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES  NO \_\_\_\_\_

Side 15' from PL, Rear 15' from PL

Parking Req'mt 2

Maximum Height \_\_\_\_\_

Special Conditions ACC Approval Req'd.

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]  
Serra Const.

Date 1/18/00

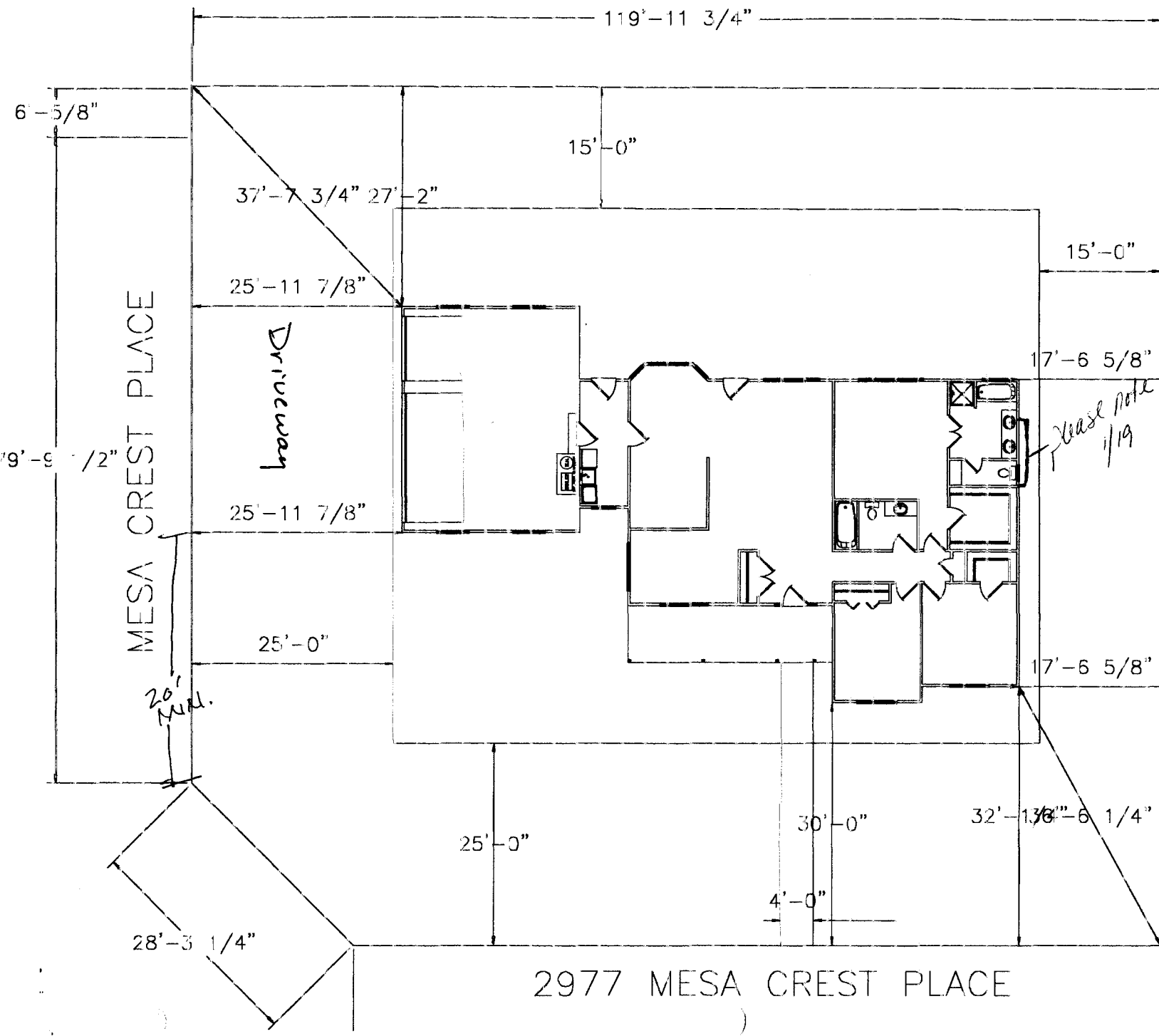
Department Approval [Signature]

Date 1-19-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>12199</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/19/00</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)



1-19-00  
 ACCEPTED  
 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.  
*Bill Nuhn*

*lease note  
 1/19*

*1/19/00  
 DRIVE OK.  
 Nuhn*