

FEE \$	10.00
TCP \$	700.00
SIF \$	292.00



BLDG PERMIT NO. 75213

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2978 MESA Crest "A" TAX SCHEDULE NO. 2943-294-18-009

SUBDIVISION Chipeta Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1300

FILING 2 BLK 4 LOT 33934 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Just Companies Inc. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 826 2 1/2 Rd.

(1) TELEPHONE 245-9316 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SAME USE OF EXISTING BLDGS N/A

(2) ADDRESS ✓ DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE ✓ New Single Family Attached.

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 RR 3.9 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side see attached from PL Rear see attached from PL Special Conditions _____

Maximum Height _____

CENSUS 13 TRAFFIC 82 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Just Companies Inc. Date 5-12-00

Department Approval Pat J.P.T. Date 5-16-00

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13107

Utility Accounting J. Adams Date 5-16-00

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)

FEE \$	10.00
TCP \$	400.00
SIF \$	292.00



BLDG PERMIT NO. 75214

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2978 MESA CREST "B" TAX SCHEDULE NO. 2943-294-18-009
 SUBDIVISION Ch. de la Rives SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400
 FILING 2 BLK 4 LOT 33434 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Just Companies Inc NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 826 2 1/2 Rd GTC 81005
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 245-9316
 (2) APPLICANT SAME USE OF EXISTING BLDGS N/A
 (2) ADDRESS ✓ DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE ✓ New Single Family Attached

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 RR 3.9 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side see attached from PL Rear see attached from PL Special Conditions _____
 Maximum Height _____
 CENSUS 13 TRAFFIC 82 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Just Companies Inc by [Signature] Date 5-12-00
 Department Approval [Signature] Date 5-16-00





Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13106
 Utility Accounting [Signature] Date 5-16-00

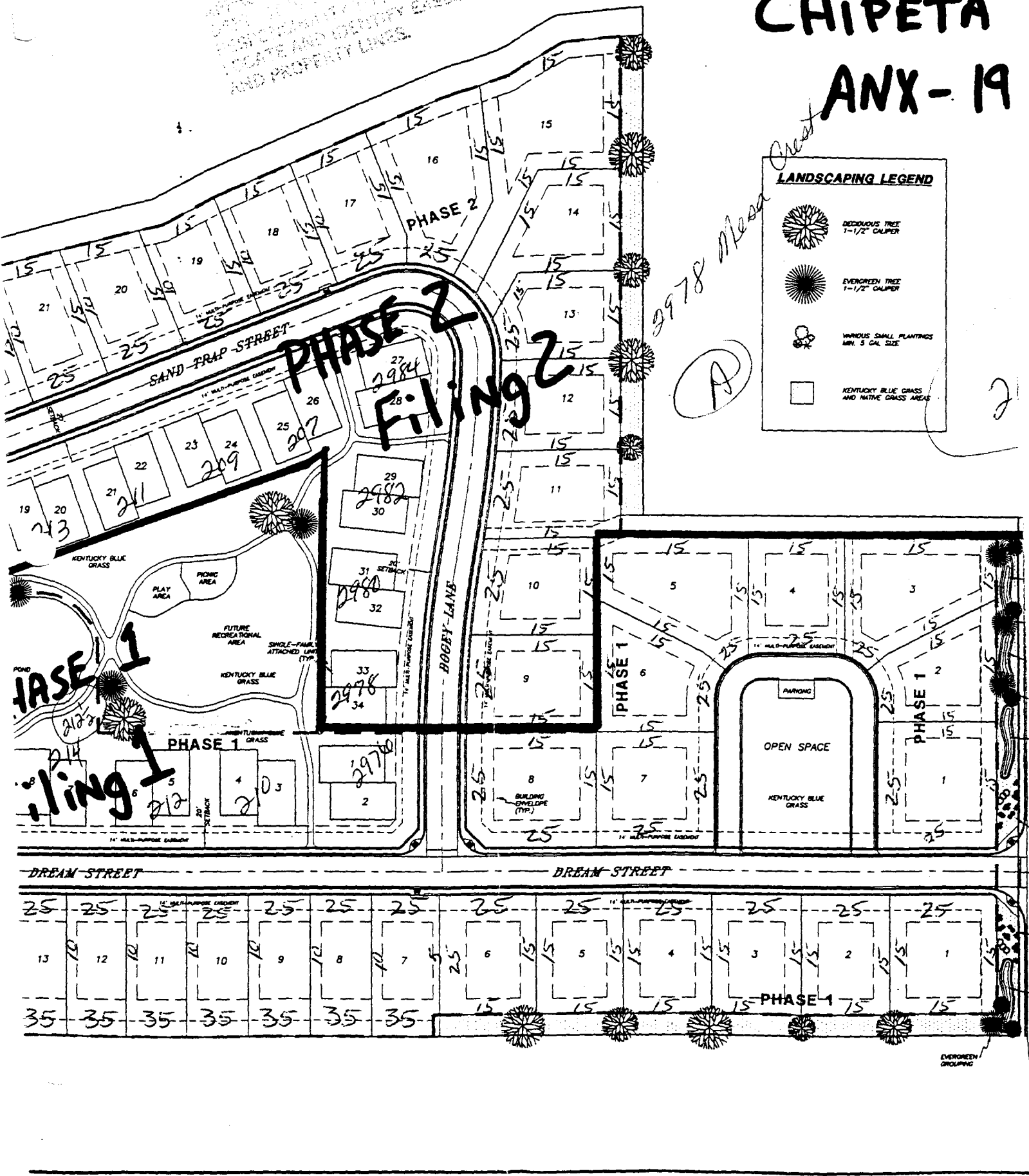
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ADMITTED
APPROVED FOR THE CITY OF
STATE AND COUNTY ENGINEERS
AND PROPERTY LINES.
Gromie 5/16/00

CHIPETA ANX-19

LANDSCAPING LEGEND	
	DECIDUOUS TREE 1-1/2" CALIPER
	EVERGREEN TREE 1-1/2" CALIPER
	VARIOUS SMALL PLANTINGS MIN. 5 GAL. SIZE
	KENTUCKY BLUE GRASS AND NATIVE GRASS AREAS



Ronnie 5/16/00

CHIPETA ANX-19

