

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

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

BLDG PERMIT NO. 70376



Your Bridge to a Better Community

BLDG ADDRESS 2939 MESA CREST PI SQ. FT. OF PROPOSED BLDGS/ADDITION 1798 + 471

TAX SCHEDULE NO. 2943-294-18-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 0

FILING 2 BLK 2 LOT 9 NO. OF DWELLING UNITS:

(1) OWNER STARWOOD CONST INC Before: 1 After: 1 this Construction

(1) ADDRESS 2519 FALLS VIEW CIR NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 256-1738 Before: 0 After: 1 this Construction

(2) APPLICANT KERRY HANKLE USE OF EXISTING BUILDINGS 0

(2) ADDRESS 2519 FALLS VIEW CIR DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) TELEPHONE 256-1738 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

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

Side 15' from PL, Rear 15' from PL

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

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

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

Parking Req'mt 2

Special Conditions ACC approval required

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).

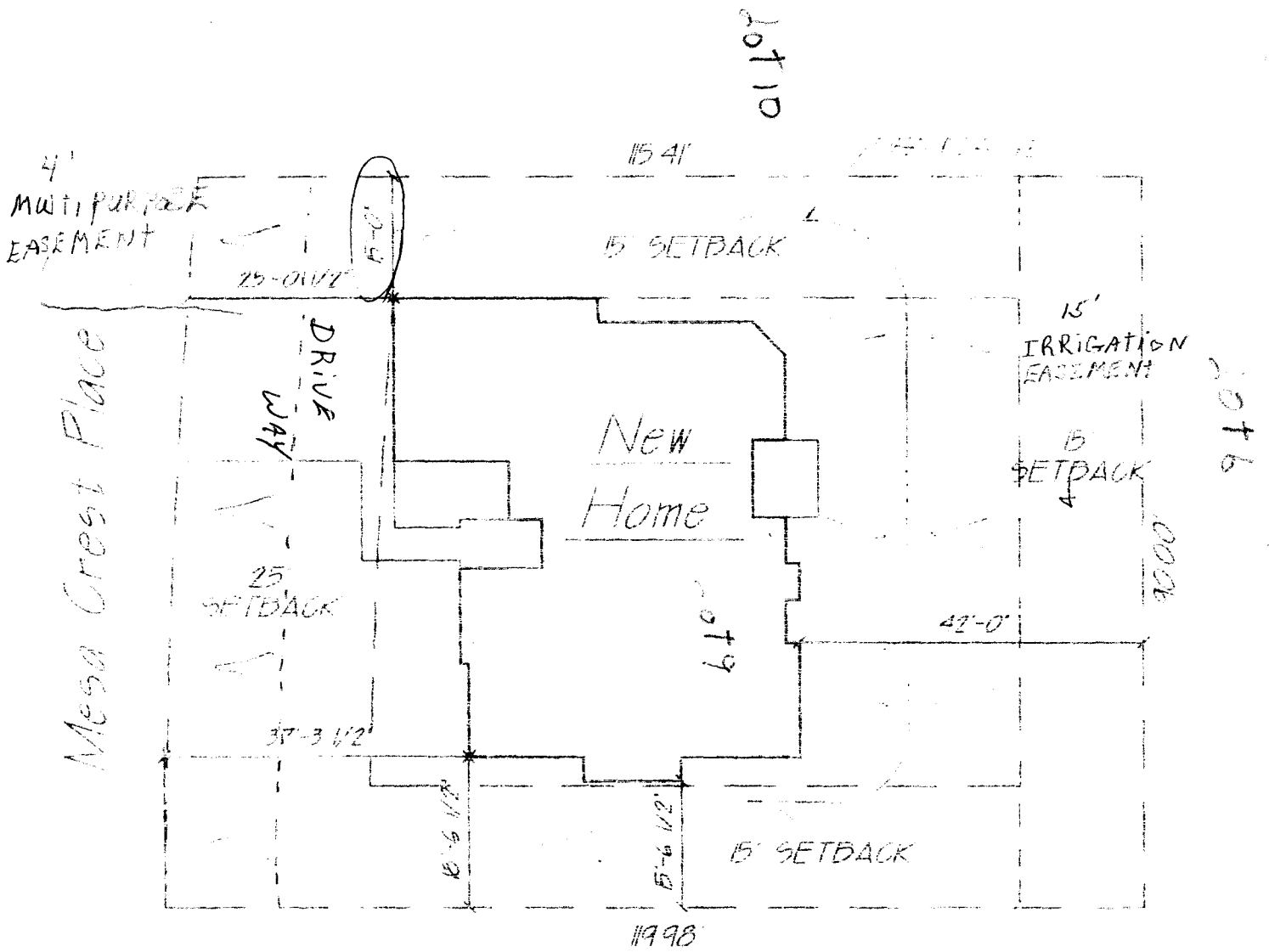
Applicant Signature [Signature] Date 8-15-00

Department Approval [Signature] Date 8-14-00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No <u>PL 13323</u>
Utility Accounting:	<u>[Signature]</u>	Date	

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)



Plot Plan

SCALE 1" = 20.00'

Lot 8  
 JWB  
 DRIVE OK  
 9/16/00

CHIPETA PINES

8-16-00

Lot 9 BIK. 2 Filing #2

ACCEPTED C. Jaye Hansen  
 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.

2979 mesa crest Pl.