

FEE \$	10.00
TCP \$	200.00 <del>400.00</del>
SIF \$	292.00



BLDG PERMIT NO. 76357

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

BLDG ADDRESS 2980 Mesa Crest Unit A TAX SCHEDULE NO. \_\_\_\_\_

SUBDIVISION Chipeta Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1430

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Just Companies 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 JUST COMPANIES USE OF EXISTING BLDGS N/A

(2) ADDRESS 826 2 1/2 RD DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 245-9316 Single Family Residence

**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 RSF-4 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 7' from PL Rear 25 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 [Signature] Date 8-11-00

Department Approval [Signature] Date 8/17/00

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 1-3329

Utility Accounting [Signature] Date 8-17-00

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 \$	
TCP \$	400.00
SIF \$	292.00



BLDG PERMIT NO. \_\_\_\_\_

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

BLDG ADDRESS 2980 MesaCrest Unit B TAX SCHEDULE NO. \_\_\_\_\_

SUBDIVISION Chipeta Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1430

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Just Companies 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 Just Companies USE OF EXISTING BLDGS N/A

(2) ADDRESS 826 2 1/2 Rd DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 245-9316 Single Family Residence

**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 RSF-4 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 7' from PL Rear 25' 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 [Signature] Date 8-11-00

Department Approval [Signature] Date 8/17/00

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 13330

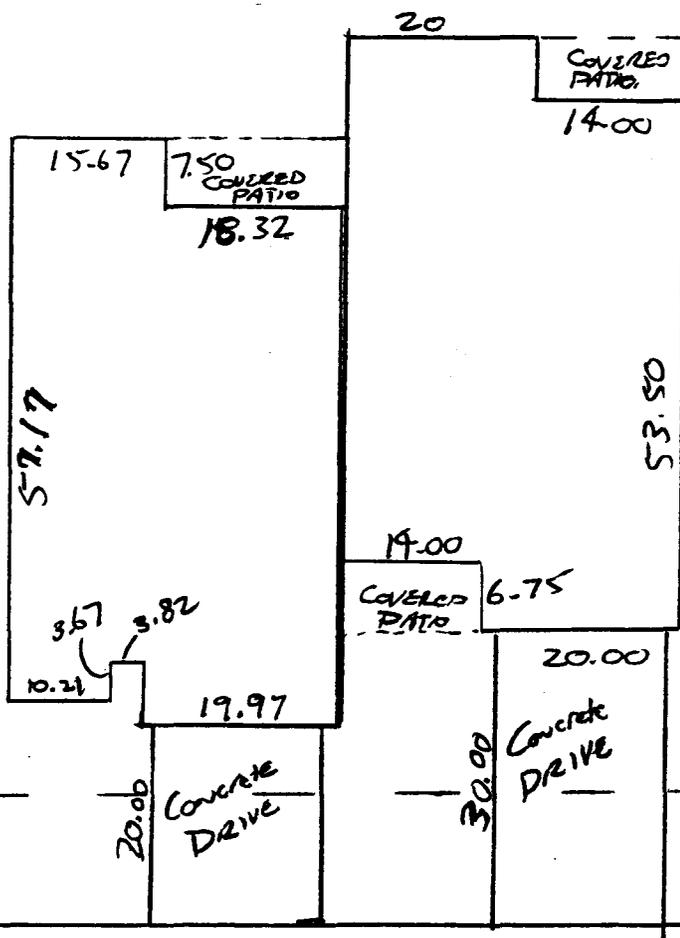
Utility Accounting [Signature] Date 8-17-00

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)

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.

*Niske Nagyn* 8/17/00



DRIVE OK  
EH  
8/11/00

14' MULTI-PURPOSE  
EASEMENT

2980  
MESA CREST DE B  
CHIPETA PINES  
SUBDIVISION

FEE \$	
TCP \$	400.00
SIF \$	292.00



BLDG PERMIT NO. \_\_\_\_\_

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

BLDG ADDRESS 2980 MesaCrest Unit B TAX SCHEDULE NO. \_\_\_\_\_

SUBDIVISION Chipeta Pines SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1430

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Just Companies 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 Just Companies USE OF EXISTING BLDGS N/A

(2) ADDRESS 826 2 1/2 Rd DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE 245-9316 Single Family Residence

**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 RSF-4 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 7' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

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

CENSUS 15 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 [Signature] Date 8-11-00

Department Approval [Signature] Date 8/17/00

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 13330

Utility Accounting [Signature] Date 8-17-00

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)