

FEE \$	10
TCP \$	500
SIF \$	292



BLDG PERMIT NO. 77504

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

### Community Development Department

BLDG ADDRESS 2981 MESA CREST  
BOGEY LANE TAX SCHEDULE NO. 2943-294-18-012

SUBDIVISION CHIPETA PINES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1450 SFT.

FILING 2 BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER MR & MRS WOLFE NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS \_\_\_\_\_ NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE \_\_\_\_\_ USE OF EXISTING BLDGS —

(2) APPLICANT JDST COMPANIES DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS 826 2 1/2 ROAD

(2) TELEPHONE 970-245-9316 NEW SINGLE FAMILY HOME

**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 PR3.9 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 25' from property line (PL) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15' from PL Rear 15' from PL Special Conditions ACC Approval Req'd

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 11-16-00

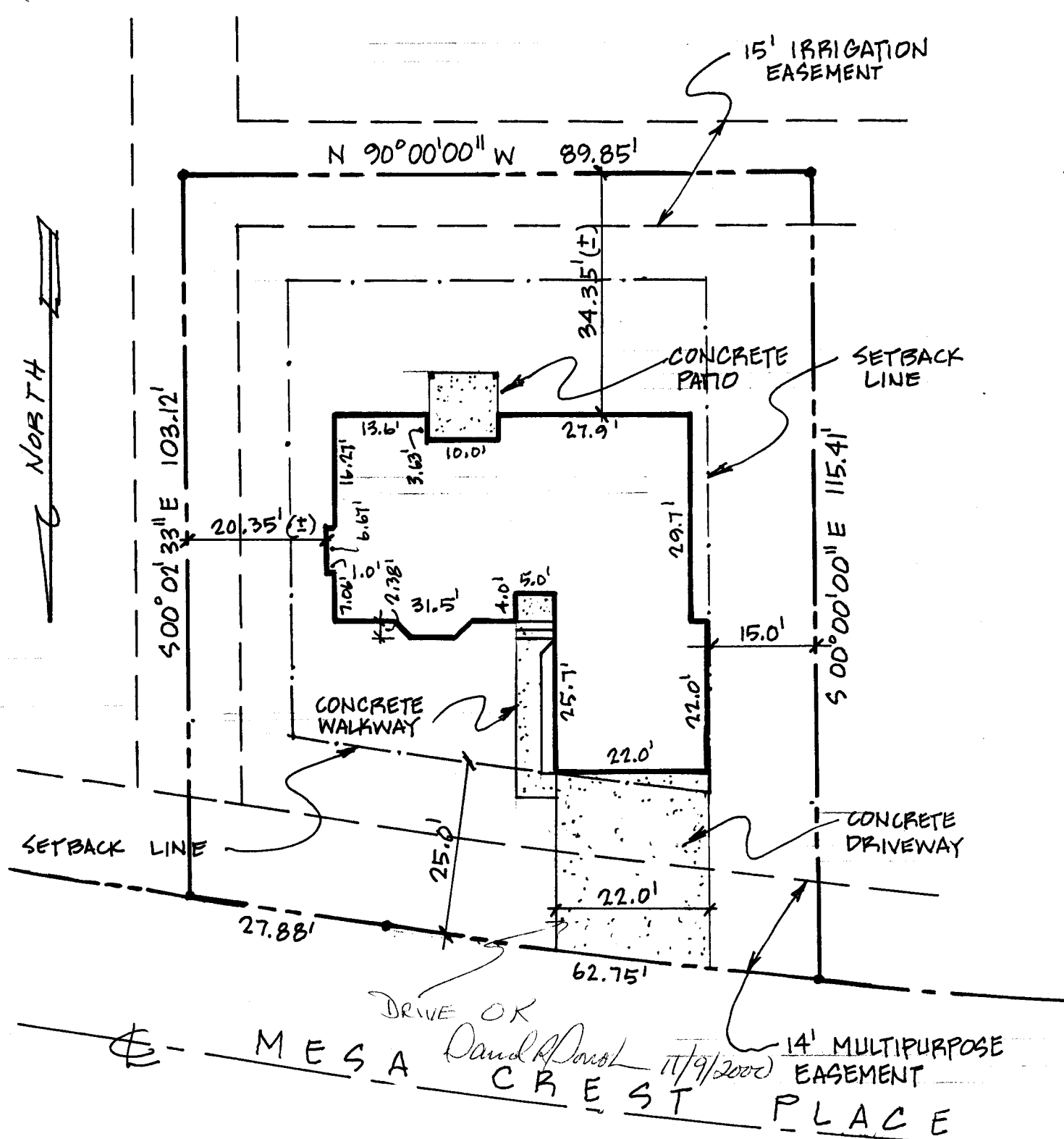
Department Approval [Signature] Date 11-16-00

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 13563

Utility Accounting [Signature] Date 11-16-00

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)



DRIVE OK  
 MESA CREST PLACE  
 David P. Davis 11/9/2000  
 14' MULTIPURPOSE EASEMENT

2981 MESA CREST PLACE

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.

LOT 10 BLOCK 2

SCALE 1" = 20'