

FEE \$	10 <sup>00</sup>
TCP \$	500 <sup>00</sup>
SIF \$	292



BLDG PERMIT NO. 77269

**PLANNING CLEARANCE**

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

BLDG ADDRESS 2985 MESA CREST PLACE TAX SCHEDULE NO. 2943-294-18014  
 SUBDIVISION CHIPETA PINES SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
 FILING BLK 2 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER JUST COMPANIES, INC. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 826 2 1/2 ROAD  
 (1) TELEPHONE 970-245-9316 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION  
 (2) APPLICANT JUST COMPANIES, INC. USE OF EXISTING BLDGS NA  
 (2) ADDRESS 826 2 1/2 ROAD DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 970-245-9316 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 PD 3.9 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 15' from PL Rear 15' from PL  
 Maximum Height \_\_\_\_\_ CENSUS 13 TRAFFIC 82 ANN# \_\_\_\_\_

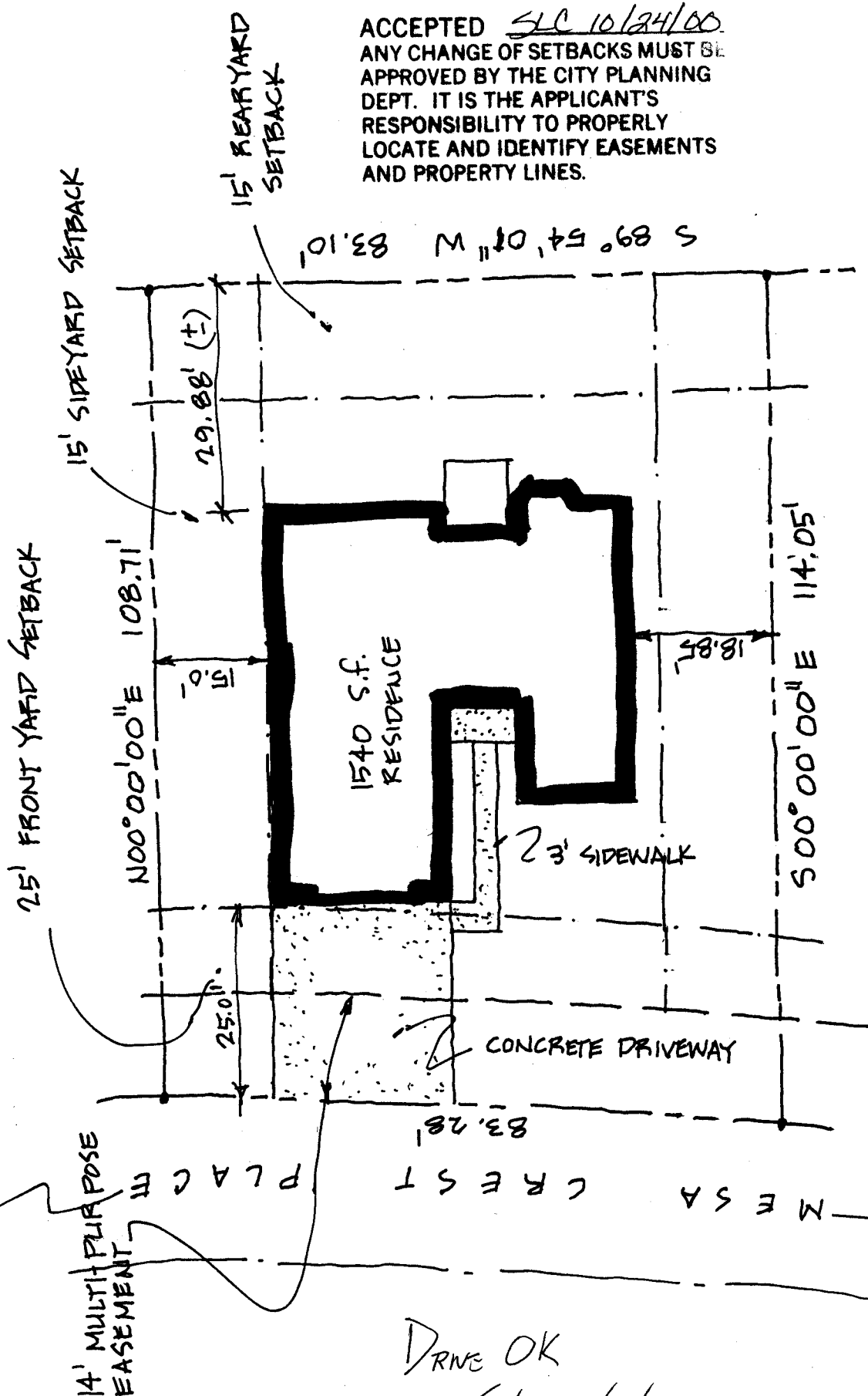
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Just Companies, Inc. Date 10/20/00  
 Department Approval Santa Costello Date 10-24-00  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 13493  
 Utility Accounting Debi Overholt Date 10-24-00

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

ACCEPTED SLC 10/24/00  
 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.



PLOT PLAN  
 SCALE 1" = 20'  
 2985 MESA CREST PLACE  
 BLOCK 2 LOT 12

14' MULTI-PURPOSE  
 EASEMENT

DRIVE OK  
 EH 10/23/00