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

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

BLDG PERMIT NO. 82099



Your Bridge to a Better Community

UNIT A

BLDG ADDRESS 2976 Mesa Crest Pl SQ. FT. OF PROPOSED BLDGS/ADDITION 1930

TAX SCHEDULE NO. 2943-294-19-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1930

FILING 1 BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Just Companies NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 826 21 1/2 Rd USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 245-9316 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT _____ TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 Maximum coverage of lot by structures _____

SETBACKS: Front as per plan from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear _____ from PL

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

Special Conditions _____

Maximum Height _____ CENSUS 13 TRAFFIC 82 ANNX# _____

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 10/26/01

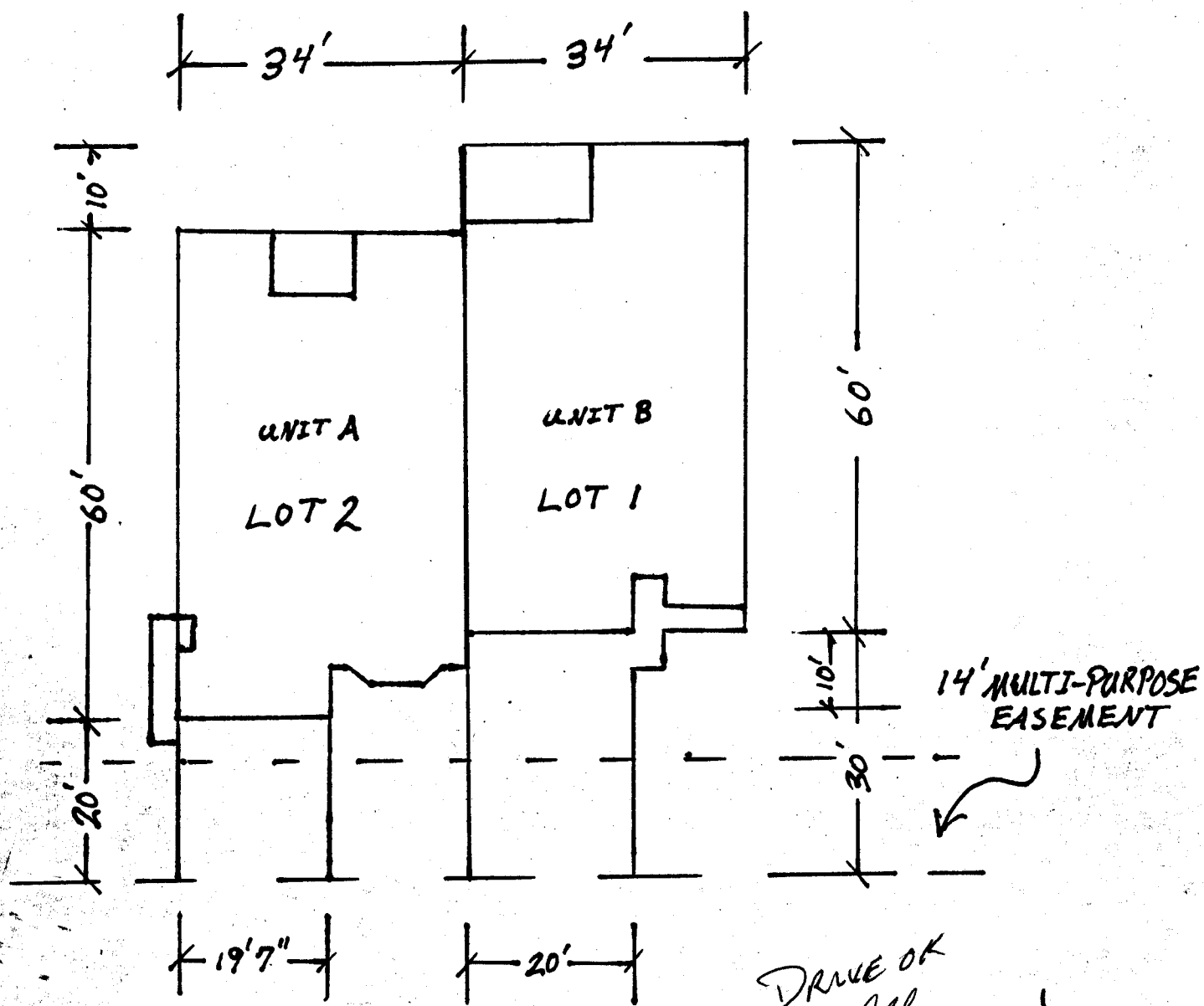
Department Approval C. Jay Wilson Date 10/29/01

| | | | |
|--|----------------------|--|-----------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>paid at OMSD</u> |
| Utility Accounting <u>T. Bensley</u> | Date <u>10/29/01</u> | | |

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 C. Faye Rubin
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES



2976 MESA CREST PIACE

BLOCK 3 LOT 1 & 2

SCALE 1" = 20'

Building Envelope Is Property Line

DRIVE OK
DML
10/24/01

NORTH ↑