

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



BLDG PERMIT NO. 78741

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
Community Development Department

BLDG ADDRESS 2982 MESA CREST PLACE TAX SCHEDULE NO. 2943-294-19031  
UNIT A  
SUBDIVISION CHIRETA FINES SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1474  
FILING BLK \_\_\_\_\_ LOT 30 SQ. FT. OF EXISTING BLDG(S) NA  
(1) OWNER JUST COMPANIES, INC NO. OF DWELLING UNITS  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 826 2 1/2 RD NO. OF BLDGS ON PARCEL  
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT JUST COMPANIES, INC. USE OF EXISTING BLDGS NA  
(2) ADDRESS 826 2 1/2 RD DESCRIPTION OF WORK AND INTENDED USE: NEW  
(2) TELEPHONE (970) 245-9316 SINGLE FAMILY RESIDENCE-ATTACHED

**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 \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Per envelope plan  
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).

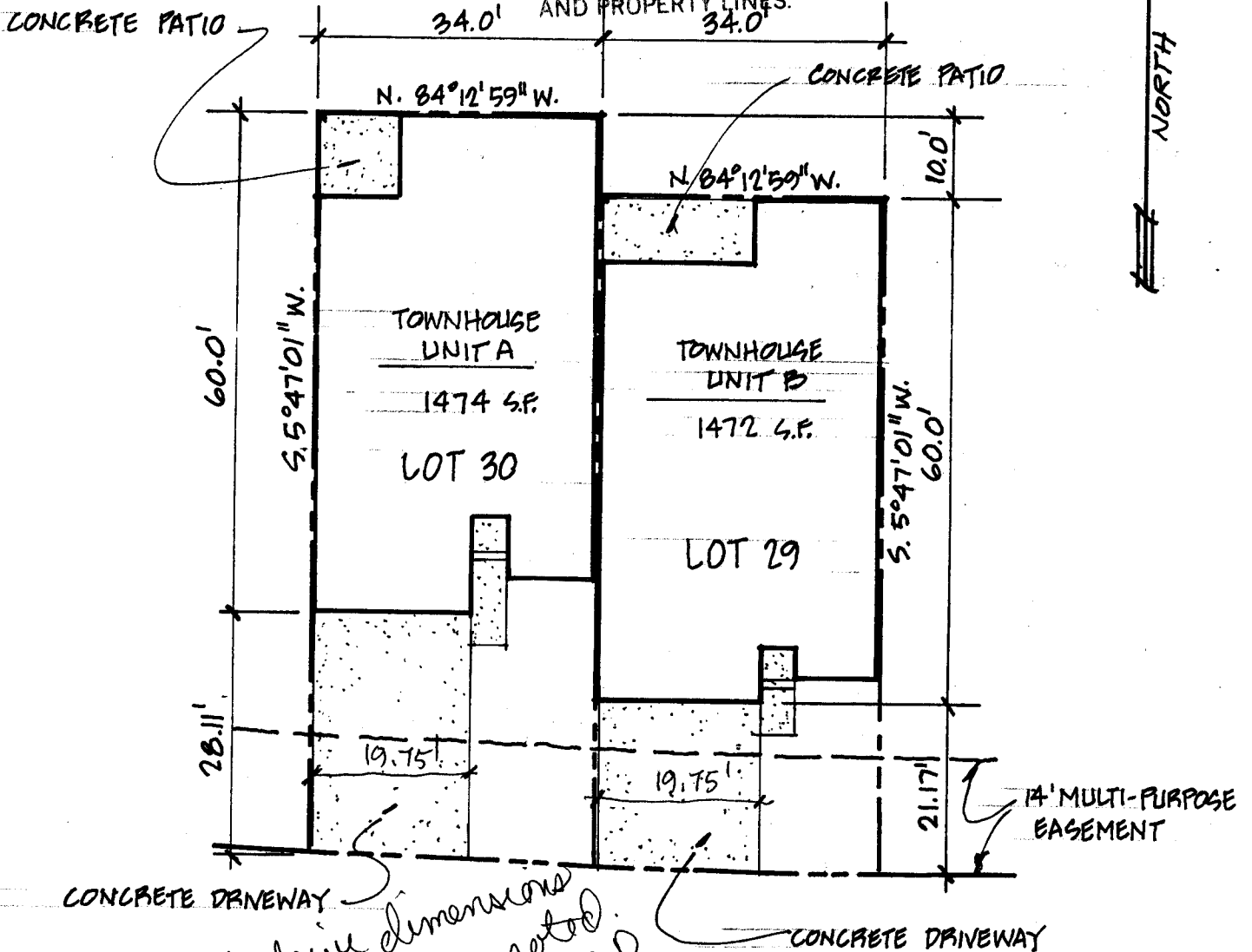
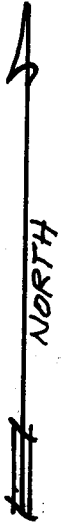
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 2-14-01  
Department Approval [Signature] Date 2/22/01

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 13751  
Utility Accounting [Signature] Date 2/22/01

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 *Alshu Dragon 2/22/01*  
 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.



*label drive dimensions  
 + offsets  
 Drive okay as noted.  
 C. Fayr Absen for D.R.D.  
 2/16/01*

CHIPETA PINES

2982 MESA CREST PLACE

TOWNHOUSES LOT 30 & 29

SCALE 1" = 20'