

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 80037



Your Bridge to a Better Community

BLDG ADDRESS 2985 MESA CREST PLACE SQ. FT. OF PROPOSED BLDGS/ADDITION 32

TAX SCHEDULE NO. 2943-294-18-01A SQ. FT. OF EXISTING BLDGS 1540

SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 1572

FILING 2 BLK 1 LOT 12

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) OWNER JUST COMPANIES, INC

(1) ADDRESS 826 2 1/2 RD

(1) TELEPHONE 970-245-9316

(2) APPLICANT JUST COMPANIES, INC

(2) ADDRESS 826 2 1/2 RD

(2) TELEPHONE 970-245-9316

USE OF EXISTING BUILDINGS SINGLE FAMILY RESIDENCE

DESCRIPTION OF WORK & INTENDED USE NEW ADDITION TO LIVING RM AREA.

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

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 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

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 5-24-01

Department Approval [Signature] Date 5/24/01

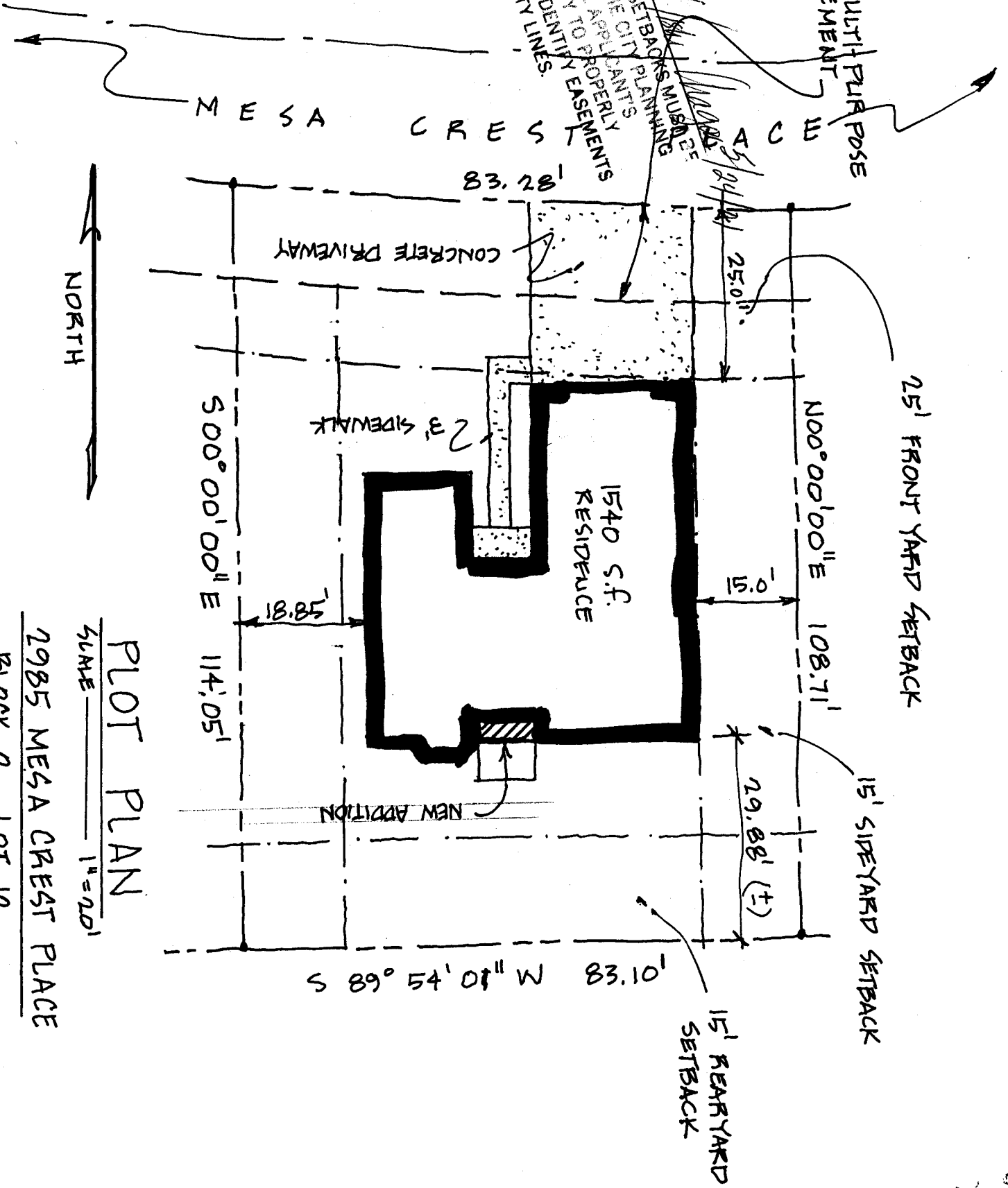
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>5/24/01</u>

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 OF SETBACK PLANNING
 ANY CHANGE BY THE APPLICANT'S
 APPROVED BY THE APPLICANT'S
 DEPT. IT IS ILLEGAL TO EASEMENTS
 RESERVE AND IDENITIES
 LOCATE AND PROPERTY LINES
 AND PROPERTY LINES

14' MULTIPURPOSE
 EASEMENT



PLOT PLAN

SCALE 1" = 20'

2985 MESA CREST PLACE
 BLOCK 2 LOT 12