

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 82621



Your Bridge to a Better Community

BLDG ADDRESS 2987 Mesa Crest Place SQ. FT. OF PROPOSED BLDGS/ADDITION 1371

TAX SCHEDULE NO. 2943-294-18-015 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1371

FILING 2 BLK 2 LOT 13 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Just CO. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 826 2 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 ~~15'~~ 15' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 15' from PL, Rear ~~15'~~ 15' 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).

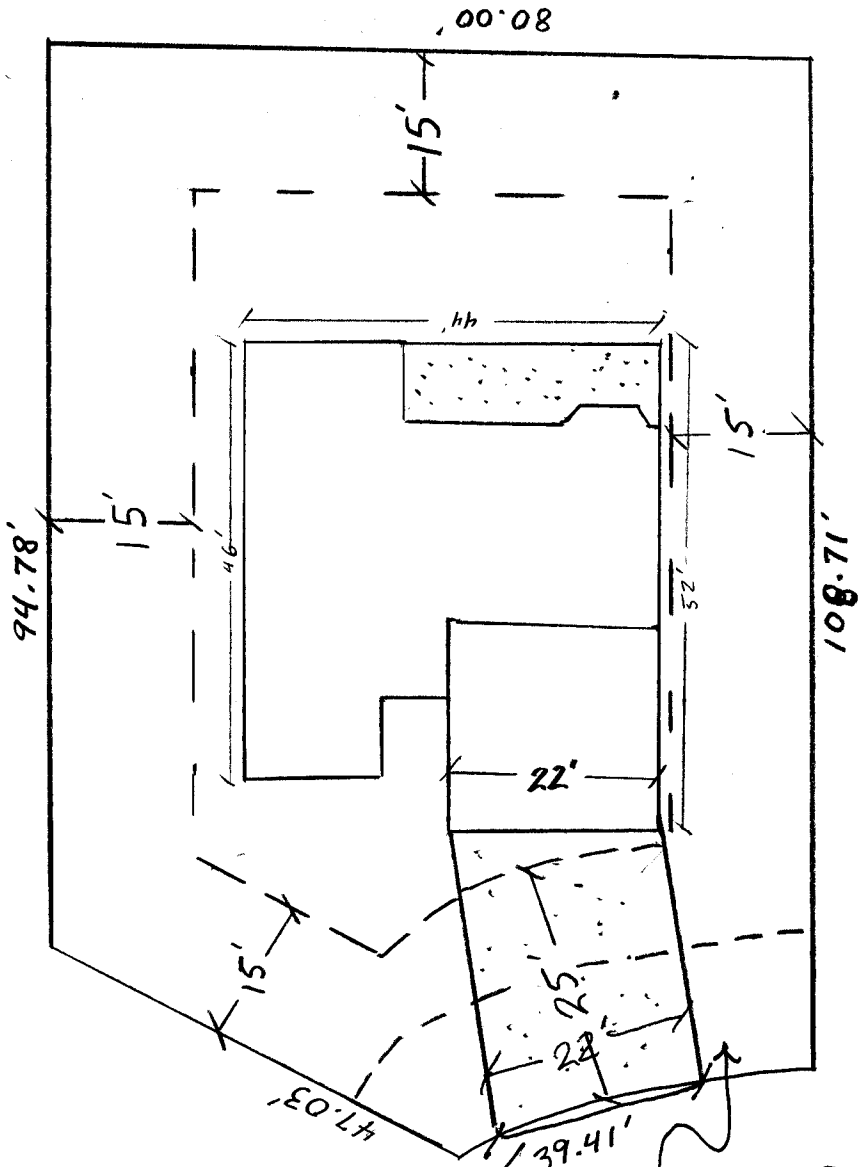
Applicant Signature [Signature] Date 12/11/01

Department Approval [Signature] Date 12-13-01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>pd to Oms</u>
Utility Accounting <u>[Signature]</u>		Date <u>12/12/01</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)



2987 MESA CREST PLACE

12-13-01  
Pat Bushman

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

14' Multi-purpose Easement

Done  
OK  
Scott Jones  
12-12-01