

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

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

BLDG PERMIT NO. 82100



Your Bridge to a Better Community

BLDG ADDRESS UNIT B 2976 Mesa Crest Pl. SQ. FT. OF PROPOSED BLDGS/ADDITION 1597

TAX SCHEDULE NO. 2943-294-19-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1597

FILING 1 BLK 3 LOT 1 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 RD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front approved from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL Parking Req't 2

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS 13 TRAFFIC 82 ANNEX# \_\_\_\_\_

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. Taryn Johnson Date 10/29/01

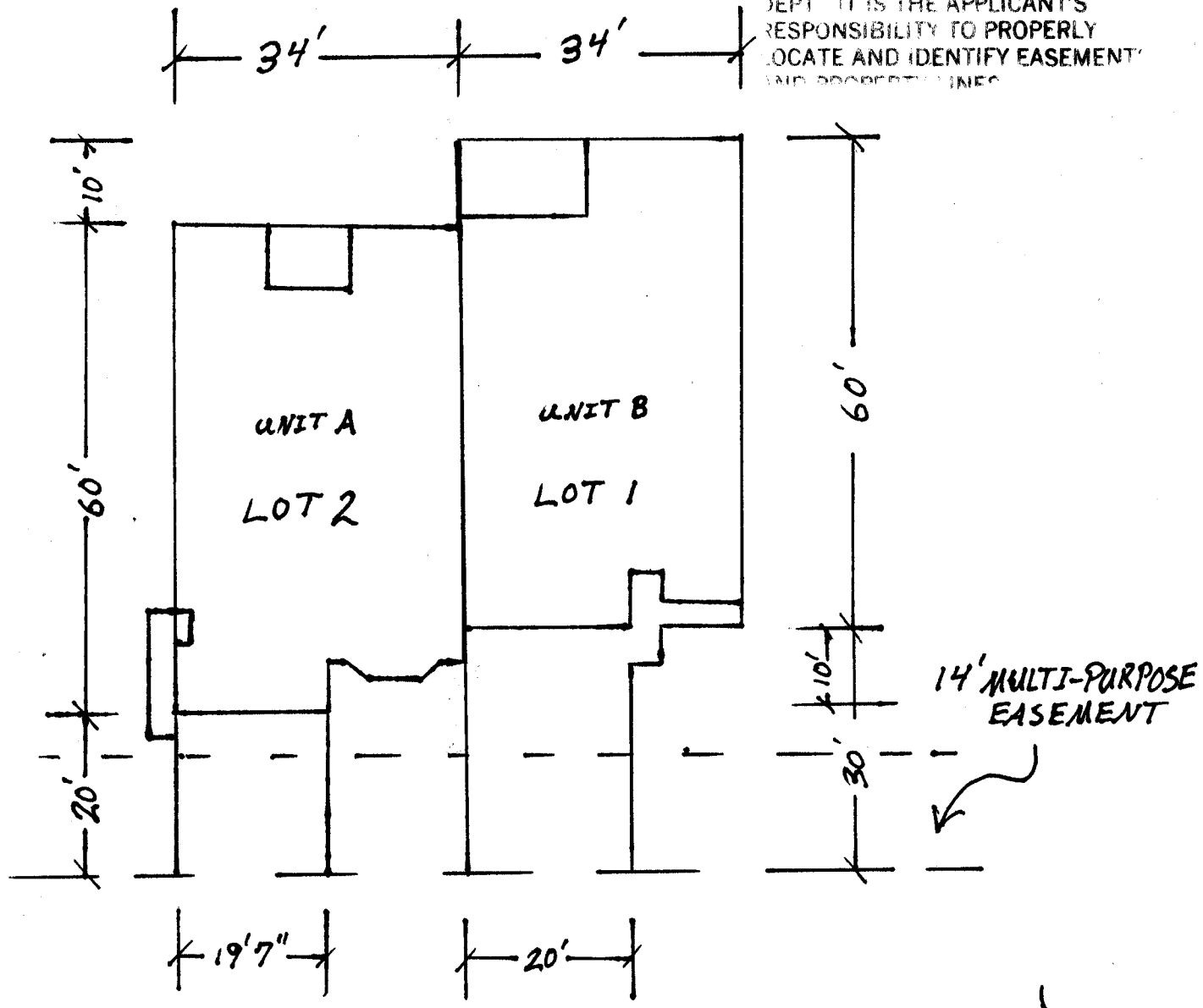
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>pd at OMSP</u>
Utility Accounting <u>U. Beusley</u>	Date <u>10/29/01</u>		

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)

10/29/01

ACCEPTED *Clay Wilson*  
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.



2976 MESA CREST PLACE

BLOCK 3 LOT 1 & 2

SCALE 1" = 20'

Building Envelope Is Property Line

*DRIVE ON DML 10/29/01*

*NORTH*