

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 78741



Your Bridge to a Better Community

A

BLDG ADDRESS 2982 MESA CREST PLACE SQ. FT. OF PROPOSED BLDGS/ADDITION 1472
UNIT B
TAX SCHEDULE NO. 2943-294-19030 SQ. FT. OF EXISTING BLDGS NA
SUBDIVISION CHIPETA PINES TOTAL SQ. FT. OF EXISTING & PROPOSED 1472
FILING _____ BLK _____ LOT 29 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER JUST COMPANIES, INC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 826 2 1/2 RD USE OF EXISTING BUILDINGS NA
(1) TELEPHONE (970) 245-9316 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY
RESIDENCE ATTACHED
(2) APPLICANT JUST COMPANIES, INC TYPE OF HOME PROPOSED:
(2) ADDRESS 826 2 1/2 RD Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE (970) 245-9316 _____ 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 RD Maximum coverage of lot by structures _____
SETBACKS: Front _____ 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'mt _____
Maximum Height _____ Special Conditions Per envelope Plan
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

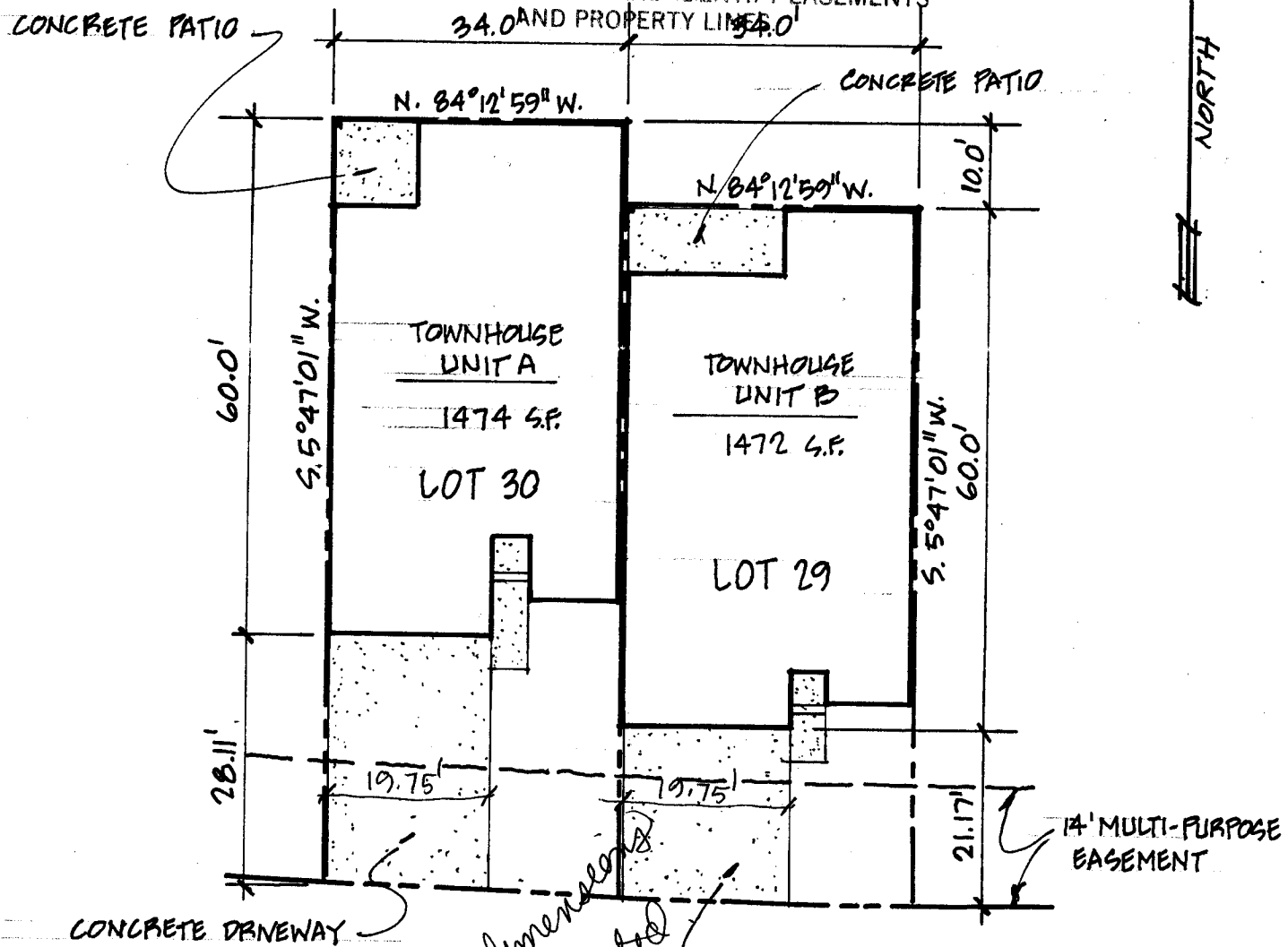
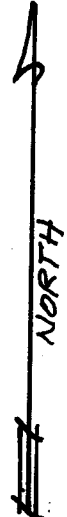
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13752</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/22/01</u>

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)

Alshu Dragon 2/22/01

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



*label drive dimensions
& setbacks
Drive okay as noted
C. Taylor
D.R.D.
2/11/01*

CHIPETA PINES

2982 MESA CREST PLACE

TOWNHOUSES LOT 30 & 29

SCALE 1" = 20'