

Credit 200.00 TCP already paid w/2976 Mesa Crest Pl.

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

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

BLDG PERMIT NO. 82718



Your Bridge to a Better Community

BLDG ADDRESS 2984 Mesa Crest Place A SQ. FT. OF PROPOSED BLDGS/ADDITION 1819

TAX SCHEDULE NO. 2943-294-19-029 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 1819

FILING 2 BLK 2 LOT 28 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 21 1/2 Rd USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 245-9316 DESCRIPTION OF WORK & INTENDED USE Residence

(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE 245-9316

**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) 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 Steve Sharp Date 12/21/01

Department Approval Patricia Taylor Johnson Date 12/27/01

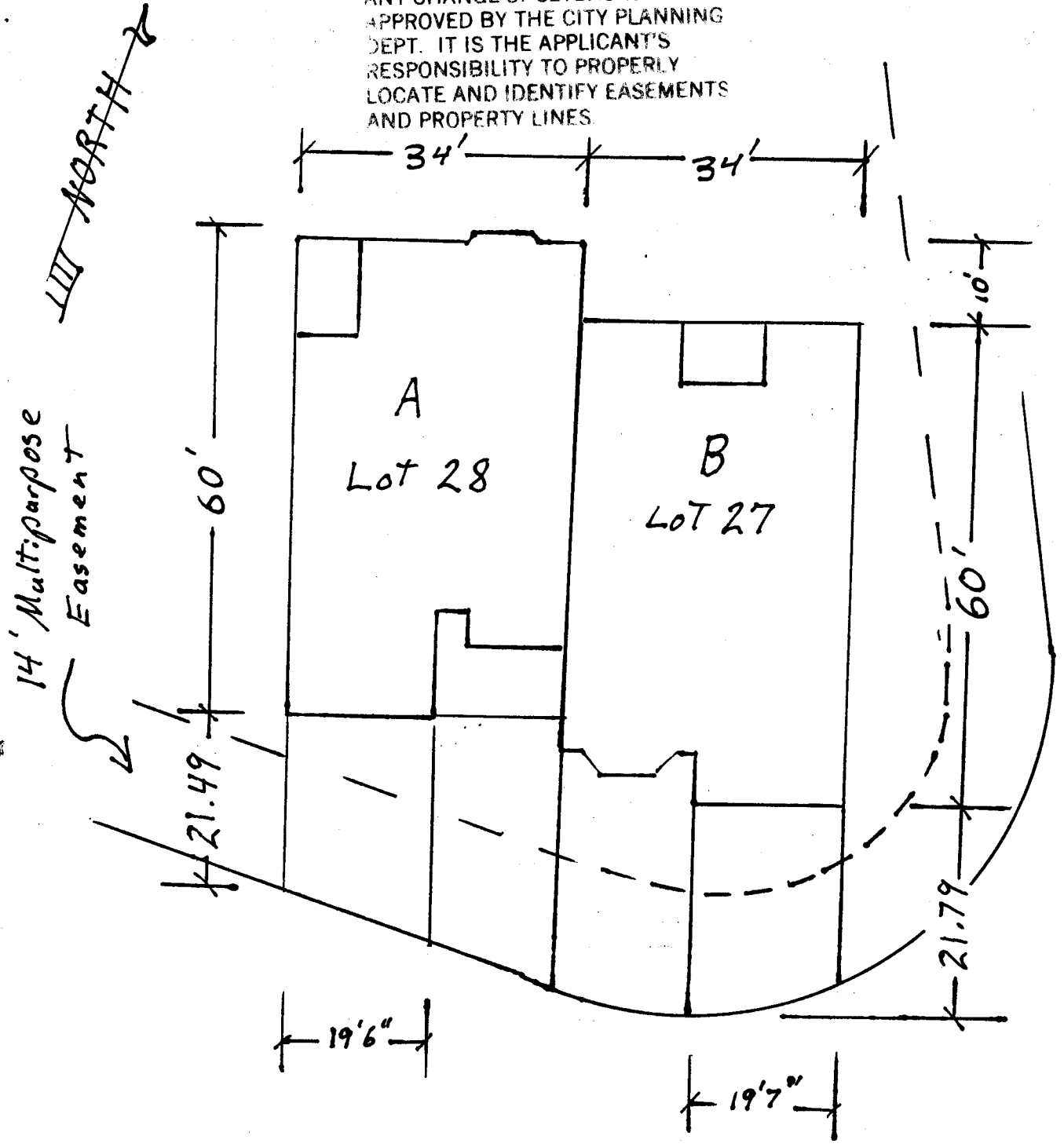
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No	<u>4457</u>
Utility Accounting	<u>Kate Osberry</u>	Date	<u>12/27/01</u>	

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)

12/27/01

ACCEPTED *C. Jay Inben*  
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



2984 MESA CREST PLACE

Building Envelope Is Property Line

*David A. [unclear]*  
*Paul Dennis*  
12-26-01

DATE: 10/29/01 DOCUMENT #: J 01-4606  
 RECEIVED OF: Just Co

YR	INDEX	FUND	ORGN	ACCT	PRG	ACTVTY	AMOUNT
DESCR: <u>2976 Mesa Crest Place A Tap # 4333</u>							
	<u>SLD</u>						<u>292 00</u>
DESCR: <u>2976 Mesa Crest Pl B Tap # 4334</u>							
	<u>SLD</u>						<u>292 00</u>
DESCR: <u># 4333, 2976 Mesa Crest Place A</u>							
	<u>TOP</u>						<u>400 00</u>
DESCR: <u># 4334 " " " " B</u>							
	<u>TOP</u>						<u>400 00</u>
DESCR: <u>2984 Mesa Crest A+B credit towards site planning</u>							
	<u>TOP</u>						<u>200 00</u>
	<u>PLAN</u>						<u>20 00</u>
CITY STAFF: <u>JB</u>							GRAND TOTAL..
							<u><del>1504 00</del></u> <u>1604.00</u>