

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 90442



Your Bridge to a Better Community

BLDG ADDRESS 2983 MesaCrest Pl, SQ. FT. OF PROPOSED BLDGS/ADDITION 2656
 TAX SCHEDULE NO. 2943-294-18-013 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Chipeta Pines TOTAL SQ. FT. OF EXISTING & PROPOSED 2656
 FILING 2 BLK 1 LOT 11 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Larry Monger NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 529 33 Rd. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 434-6365 DESCRIPTION OF WORK & INTENDED USE Residence
 (2) APPLICANT Larry Monger TYPE OF HOME PROPOSED:
 (2) ADDRESS 529 33 Rd. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 434-6365 _____ 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 15' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 15' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 "E" CENSUS _____ TRAFFIC _____ 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 Larry Monger Date 7-1-03
 Department Approval Pat Dwyer Date 7-17-03

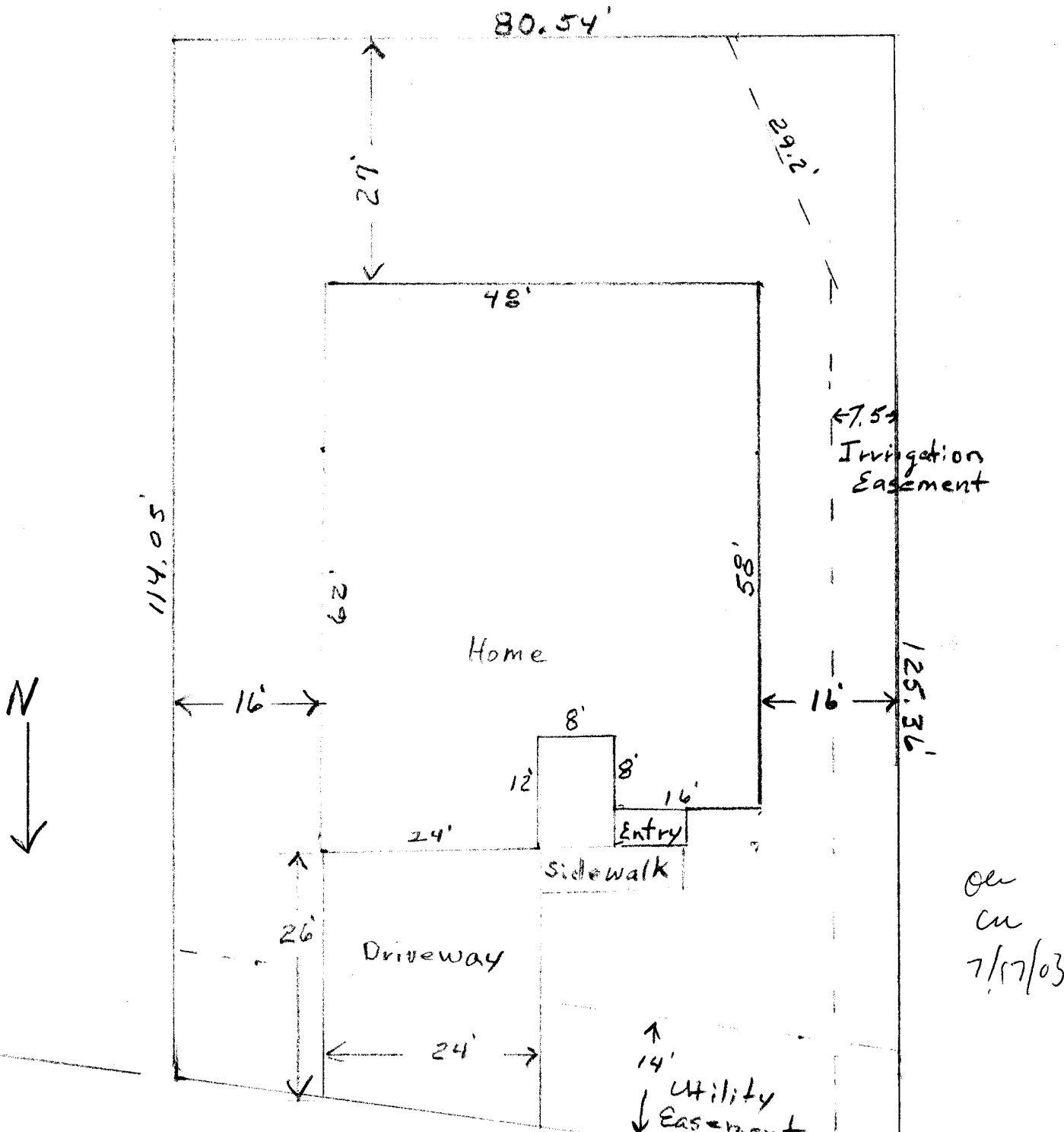
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>paid @ OMSD.</u>
Utility Accounting <u>Kate Elsberry</u>	Date <u>7/17/03</u>		

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)

Larry Monger
Scale $\frac{1}{16}'' = 1'$

7-17-03 *Gayleen Henderson*
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.



OK
CU
7/17/03

2983
Mesa Crest Place
Lot 11 Block 1 Chipeta Pines Subdivision Filing Two
Mesa County, Co.